

ISR RES HOA Services

Current Annual Fee: \$1200/year (Due June 1st)

Services covered by the HOA Fees:

- **Lawn Mowing and Trimming Maintenance**
 - o **Contractor:** Eureka Lawn Care
 - o **Schedule:** Weekly on Thursdays (Mid-April thru Mid-October, weather dependent)
 - o **Contracted Services:** Lawn mowing and trimming within the irrigated lawn area, and irrigation system adjustments.
 - This includes controller schedule and sprinkler head adjustments as needed.
- **Lawn Fertilizing and Weed Control Maintenance**
 - o **Contractor:** Schickedanz MT LLC dba Indian Springs Ranch
 - o **Schedule:** Seasonal and weather dependent (look for an email in advance)
 - o **Contracted Services:** Lawn fertilizing and weed control within the irrigated lawn area, and irrigation system start up and winterization.
 - Open valves, set controller schedule, adjust heads 1 time in the spring.
 - Close valves, blow out system 1 time in the fall.
- **Road Maintenance, Snow Plowing, and Ice Sanding** (does not include driveways)
 - o **Contractor:** Schickedanz MT LLC dba Indian Springs Ranch
 - o **Schedule:** As needed and when snow depths are 3 – 4" (weather dependent)
- **Garbage Collection** (4-yard dumpster bin located at the maintenance building)
 - o **Contractor:** Evergreen Disposal
 - o **Schedule:** They collect on Mondays and Fridays
- **Administrative Expenses**
 - o **Contractor:** Schickedanz MT LLC dba Indian Springs Ranch
 - o **Contracted Services:** Management, accounting, office, banking, Insurance, IRS and State tax returns, community support, etc.

Services **not covered** by the HOA, or its Contractors include but are not limited to:

- Installation, removal, or maintenance of trees or shrubs, maintenance of shrub beds, native grass areas, irrigation repairs (parts or labor).
- For any service or repairs needed outside of the services listed above, please contact a contractor or handyman of your choice at your expense, the HOA and its contractors are not a concierge service.
 - o Eureka Lawn Care can be contacted during business hours for any irrigation requests.

Indian Springs Ranch Water and Sewer LLC

- Water and Sewer Utility Fees are separate from the HOA fees.
- Currently: **\$828/annual**, flat rate
 - o The fee covers all potable and irrigation water for your house and yard along with sewer treatment plant.