

## ISR RV HOA Services

**Current Annual Fee: \$1200/year (Due June 1<sup>st</sup>)**

### Services covered by the HOA Fees:

- **Lawn Mowing and Trimming Maintenance**
  - o **Contractor:** Eureka Lawn Care
  - o **Schedule:** Weekly on Wednesdays (Mid-April thru Mid-October, weather dependent)
  - o **Contracted Services:** Lawn mowing and trimming within the irrigated lawn area, irrigated common property, 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, irrigated common property, tree spraying, and irrigation system start up and winterizing.
    - Open valves, set controller schedule, adjust heads 1 time in the spring.
    - Close valves, blow out system 1 time in the fall.
- **Laundry & Shower Building, Splash Pad, and Play Field**
  - o The Lawn area is included in the previously mentioned contracts.
  - o Building, splash pad, games, and appliance repairs and maintenance as required, utilities, cleaning and supplies.
- **Road Maintenance, Snow Plowing, Dust Control, 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 next to the storage facility)
  - o **Contractor:** Evergreen Disposal
  - o **Schedule:** They collect on Mondays and Fridays, Fridays only during the off-season
- **Administrative Expenses**
  - o **Contractor:** Schickedanz MT LLC dba Indian Springs Ranch
  - o **Contracted Services:** Management, accounting, office, banking, IRS and State tax returns, Insurance, community support

### 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: **\$552/annual, flat rate**
  - o The fee covers all potable and irrigation water along with sewer system.