

Cherry Hill Village Homeowners Association Costs Related to Proposed 12th Amendment

The Association has received additional information on the costs that the Association would incur if the proposed 12th Amendment does not pass.

We have learned that few contractors are interested in a job that includes 7 miles of sidewalk and 7 miles of a grass strip with trees, mailboxes and other objects. Despite numerous efforts to get landscape/snow removal companies to give us bids, only two have done so.

Based upon the two bids we have secured, from the current service provider (Greenlawn) and from BrightView (formerly The Brickman Group), we can project the following costs for snow and lawn related expenses should the proposed Amendment fail. The Association would, of course, select the lowest bidder.

<u>Snow and Lawn Expenses</u>	<u>Greenlawn</u>	<u>BrightView</u>
Snow removal from sidewalks and driveway aprons	\$ 34,200	\$ 58,800
Snow melt seasonal fixed cost	\$ 36,860	\$136,600
Mowing area between sidewalk & street, Fertilization and fall leaf cleanup	\$ 44,100	\$ 47,000
Total Annual Costs	<u>\$115,160</u>	<u>\$242,400</u>
Annual Cost per Home:	\$232.65	\$489.70
Monthly Cost per Home:	\$19.39	\$40.81

This does not include costs for mulching trees (1,010 trees), trimming trees or replacing trees, nor does it include costs for irrigation and replacement of concrete sidewalks and driveway aprons

Concrete Expenses

If the proposed Amendment fails, the Association would be required to replace concrete sidewalks and driveway aprons. The Association would increase its monthly contribution to its reserve fund to fund such expenses. Management has estimated that a **\$5.00 per home per month** increase will be sufficient to fund future concrete replacements.

Irrigation Expenses

If the proposed Amendment fails, the Association would be required to irrigate the lawn area between the sidewalks and the streets. Many owners would correctly view this area as Association responsibility and stop irrigating it.

The costs to establish separate irrigation systems (separate from the irrigation system for each home) would be substantial.

1. An engineering firm would need to be hired to develop plans and specifications.
2. Canton Township would need to approve the plans and issue permits.
3. Substantial fees would need to be paid to the Township for each tap into a Township water line.
4. Only then would the actual installation costs kick in and this has been estimated at \$553,000.

Whether the Amendment passes or not, you will be paying for the care of these areas. The choice basically breaks down to the following:

- A. You prefer to take care of these areas when and in the manner you choose. For this you vote yes.
- B. You prefer to have the Association take care of these areas and share the cost with your fellow homeowners through a perpetual increase in your monthly assessment and a one-time additional assessment to fund the irrigation conversion.