

**SERVICES INCLUDED IN MONTHLY MAINTENANCE CHARGES**

1. Bus Service
2. Grass cutting and snow plowing (over 3 inches of snow)
3. Gutter cleaning twice a year (scheduled)
4. Gutter Repair and replacement
5. Exterior painting of doors (not garage doors and with Board Permission)
6. Outside caulking of doors and windows
7. Repairing of garbage cans
8. Yearly termite and crawl space inspections
9. Building structural repairs, roof and siding repairs
10. Road potholes repaired.
11. Maintenance of street and stop signs.
12. Repair of water/sewer leaks in crawl spaces, sewer drains clear. MAIN LINE ONLY
13. Tree trimming or removal that is hazardous to the unit (to be determined on an individual basis)
14. Sidewalk repair (that is hazardous for safety)
15. Driveway patching (not damage from oil leaks)
16. Masonry: reset sills, and loose bricks. Steps and foundation repairs
17. Repair or replace mailboxes.
18. Outside doorbell repair only
19. Changing smoke detector & Carbon Monoxide batteries
20. Malfunctioning carbon monoxide or smoke detectors
21. Real Estate Taxes
22. Secure the base to the exterior railing. (No replacement of railing)
23. Water meters and water pipes from streets to buildings.

**SERVICES NOT COVERED IN MONTHLY MAINTENANCE FEE**

1. Repairs to additions, alterations, or extras that weren't part of the original dwelling at the time of Village Construction including the underground sprinkler system.
2. Repair or replacement of windows, and interior or exterior doors.
3. Caulking of sinks, vanities, showers, tubs, and inside windows
4. Adjustment of doors, repair of walls, ceiling cracks, or nail pops.
5. Repair of plumbing fixtures, flush tanks, or cleaning of clogged drains in units.
6. Repair or replacement of electrical fixtures, heaters, and hot water heaters.
7. Replacement of door locks or door sweeps.
8. Interior electric switches and outlets
9. Attic fan and exhaust fan replacement
10. Outside spigot repair or replacement
11. Any appliance repair including AC.
12. Inside door chimes and installation of doorbells
13. Paint or Replacement to outside Railing.
14. Repair or Replacement of garage doors or awnings

**Emergency Calls**

**Call 732-350-5858, and the call will be dispatched to our maintenance team.**

**All "Services Not Covered in "Monthly Maintenance Fee" are subject to a \$25.00 minimum service call up to 30 minutes. After 30 minutes, the fee is based on a \$40.00 per hour rate. If 2 men are needed, the minimum basic charge is \$30.00 for the first 30 minutes, after 30 minutes \$60.00 per hour.**

**Also remember that all service calls made "After Hours" are \$60.00.**