



LE CHÂTEAU

What expenses do the monthly assessment fees cover?

Le Château a high-end property and is maintained in an efficient and well-cared for manner. The greater share of each month's assessments goes toward the maintenance and operation of the Le Château building and property.

Here are some, not all, of the expenses that the monthly assessment fees are used for:

- ❖ Heritage Property Management Services assists a very active Board of Directors in maintaining and operating the Association
- ❖ Professional concierge service: Monday through Thursday (8:30a-9:00p); Friday (8:30a-Midnight); Saturday (9:00a-Midnight) and Sunday (9:00a-10:30p).
- ❖ Professional housekeeping and janitorial service for the building and grounds (5-days per week)
- ❖ Part-time building and property maintenance person contracted through management company
- ❖ Professional landscaping service (includes: tree trimming, installation of straw, spring and fall color and irrigation maintenance)
- ❖ Professional pool service
- ❖ Professional elevator maintenance service and repair
- ❖ Professional security systems maintenance and service
- ❖ Comcast digital cable and high speed internet service for all 66 condominiums. Business Center and Concierge station high speed internet service only
- ❖ Electric service for the common elements and grounds ie: hallways; Fitness and Business Center, Pool, Club Room, exterior lighting etc- anything that runs on electricity regarding the building or property with the exception of an individuals condominium)
- ❖ Master Insurance policy (include D & O insurance)
- ❖ Building maintenance and repairs (from purchasing light bulbs for the chandeliers to painting the Motor Lobby to cleaning the carpets etc)
- ❖ Fitness Center Equipment lease
- ❖ Business Center office supplies
- ❖ Tax Preparation fee for the Association
- ❖ Inspection fees: pool, generator, elevators, fire security and monitoring systems, sprinkler inspection
- ❖ Phone service: there are eight lines that service the building (from emergency phones in the elevator to the emergency lines for the fire alarms to the fax machine in the Business Center.) Do you know that the entrance gate call box and building call boxes run on phone lines too?
- ❖ Building termite bond- treatment, repair and replacement
- ❖ Front gate maintenance and repair
- ❖ Refuse and recycling service
- ❖ Pest control service for property and individual condominiums
- ❖ Gas for individual condominium fireplace(s) usage
- ❖ Reserve fund contribution

Each owner is responsible for the expenses of the following services.
(This is in addition to the payment of their monthly assessment fees.)

- ❖ Electric service for their individual condominium
- ❖ Water and sewer service- each condominium is sub-metered
- ❖ Phone service- many residents do not have hard lines but use their cell phones as their primary phone service
- ❖ Insurance coverage- each owner is mandated by our condominium declarations to carry insurance on their condominium. The Association recommends insuring your condominium as if it was a free-standing home. As an example: if your commode overflows and that action damages the condominium below your condominium, you as an owner, are personally responsible to repair the damage.

PS: Our management company is Heritage Property Management Services. Our Portfolio Manager is Jeniffer Jerral. She can be reached at (770) 451-8171.