



# THE VILLAGES OF SPRINGHURST.

## ASSESSMENT PAYMENT & COLLECTION RULES

### What Does My Assessment Do?

SCA uses your homeowner assessments to maintain all common areas in Springhurst. Following is a list of what is paid with your annual assessments.

#### Commons Area Assessments Include:

Annual Audit	Street lights - monthly electricity
Insurance	Irrigation water & system maintenance
Legal & Professional Fees	Playground and tennis court maintenance
Management Fees	Limited winter road treatments
SCA office expenses	Perimeter fence maintenance & repairs
Assessment Invoices & Statements to homeowners	Lawn & Landscape maintenance for all common areas
Contribution to Reserve Accounts	including:
Weekly trash pickup for all residents	Hurstbourne.Pkwy. medians, berms & r-o-w
Maintenance of entrances including lighting	Blossom Ln. area outside the perimeter fence
Electricity for entrances, fountains, & irrigation	Springhurst Blvd. medians, berms & r-o-w
Lake and Pond maintenance	Goose Creek & Westport areas outside fence

#### Pool and Clubhouse Assessments Include:

Clubhouse maintenance (furniture, pest control, cleaning, etc.)	Clubhouse & pool phones and WiFi
Clubhouse heating, air conditioning, & appliances	Clubhouse & pool electric, gas & water
Clubhouse lawn and landscape maintenance	Pool equipment maint., operation & chemicals
Parking lot surface and lighting maintenance & repair	Pool deck and fence
Sidewalk maintenance & repair	Pool furniture, umbrellas & shade structures
Pool mgmt., lifeguards, pool gate system, supplies & attendants	Pool activities

Reserve accounts are funded by a portion of the assessments from both budgets for expenses such as major repairs and replacement of fences, signs, entrances, statuary, ponds, playground equipment, tennis courts, fountains, landscaping, and irrigation systems. Proper funding and maintenance of reserve accounts is vital to avoid unexpected and costly assessments to homeowners when repair or replacement is necessary to maintain Springhurst as a premier community and protect homeowners' property values. A Reserve Study was conducted in 2016 and updated in 2020 and 2023 to evaluate all community assets and assist in planning the funding levels required to meet anticipated needs through the year 2046.

The Common Area and Pool and Clubhouse are treated as two separate entities with the income and expenses for each kept segregated from the other. Both budgets are determined and annual assessments set and approved by the Board each November.

Annual Assessment invoices are mailed the first of January each year and may be paid in two installments. The first installment is due by February 1 and the second by April 1. All residents must be current on the assessments in order to be considered in good standing and to be allowed to vote at the annual meeting, use the pool and clubhouse and receive approval for exterior modification requests.