

# What do my 'Dues' do?!

## North Creek Village Amenities List

(See budget for detailed expenses & income)

- **Clubhouse Access & Use** (Use for free, deposit required & returned if clean)
- **Clubhouse Cleaning & supplies** (monthly cleaning, paper towels, TP, etc.)
- **Clubhouse Internet** (for security cameras & internet)
- **Pool Access during Summer**
- **Pool Gates, Fences & Maintenance** (pool deck, lighting, sidewalks, pool house, cover)
- **Exercise Room** (in clubhouse)
- **Lawn Care** (common & all personal yards, except for fenced yards with too small gates) This does NOT include the trees & flower beds in your yard/around your home. You are responsible for keeping your trees trimmed (7' from ground) for mowers safety and weeding & caring for your plants & trees.
- **Snow & Ice Treatment &/or Removal** (if more than 2" & board approved) Street, sidewalks and driveways. You are responsible for your porch, steps, back areas.
- **Property Management** (collecting, paying bills, maintaining bank, so much more!)
- **Attorney's fees** (to collect past dues, water bills, or pursue violations)
- **Utilities for Common Areas** (Clubhouse Year Round, Electric, gas & water & sprinklers, key card system and phone line for cameras)
- **Street Lights** (street light bill & rental of poles since not city maintained)
- **Water Bill for ALL NCV to KCMO Water** (HOA pays all water bills and management company collects from homeowners and reimburses HOA) Meters are read and meter reader is paid to do so, and bills are sent out with the HOA monthly dues.
- **Maintenance** (Clubhouse, Pool, water systems and streets & common areas)
- **Street repairs & maintenance** (since not maintained by KCMO)
- **Taxes** (common, clubhouse & association annual tax preparation)
- **Creek, common areas & tree maintenance** (owner responsible for front yard tree & flowerbeds of home)
- **Neighborhood Damage** (sewer lids, dumping, creek, common area erosion, common area cleaning and trash)
- **Key cards, mailings, Welcome Packets, signs, title paperwork & invoices**

