

## **General Information**

### **The Oaks Condominiums**

- The first units were sold in late 1975 or early 1976.
- The complex consist of four (4) buildings, 12 units per building.
- In February of 1986, all buildings were re-roofed with aluminum shake-type shingles. The Installation was warranted for five (5) years and the roof is warranted for 25 years.
- In 1986 the attics of all buildings were insulated with 10-12 inches of loose fill. This has made a tremendous difference in heating and cooling costs of the units.
- The buildings, grounds, and paved driveway areas are maintained in the best possible condition.
- In 1989 all four (4) buildings and stairways were painted. Trim painting was done in 1993. This work was completed using maintenance funds from the budget, no special assessments were needed.
- In 1991 vinyl siding was installed on all four buildings.
- 2009 new fencing was installed around both dumpster bins.
- In 2009 all buildings were re-roofed again by Remedy Roofing with a 25year warranty.
- 2016 Wood retainer wall east end of building 1214 was replaced with a rock retaining wall
- 2016 Wood balcony replacement with aluminum allow balconies

- 2017 Driveway/parking area was resealed
- 2017 Stairs and woodwork was repainted
- All owners pay a monthly assessment fee of \$240.00. This includes the following:
  1. Exterior building maintenance
  2. Grounds and driveway maintenance
  3. Exterior lights of the grounds, carports, and driveways
  4. Federal taxes
  5. Management fees and expenses
  6. Pest Control – Perimeter of the building
  7. The association pays all water, sewer, and garbage pickup charges
  8. Annual audit by the board members
  9. Smoke alarm maintenance
  10. All four buildings are insured (interior is unit owners responsibility)

In comparing association assessments, it is important to compare apples with apples. We provide a far greater range of services than most other associations.

Sincerely,

Oaks Board of Directors

