

# *The KAMES Community Amenities*

Living in the KAMES provides a worry-free environment regarding maintenance of the units. The annual maintenance fee, usually paid in monthly installments, is allocated between an Operating Fund and a Reserve Fund.

## **Disbursements from the Operating Fund provide for:**

- Lawn mowing & trimming
- Weekly trash pickup
- Snow and ice removal
- Fertilizer and weed control
- Annual window washing
- Trimming of trees, shrubs & bushes
- Cable TV (about 70 channels) *Note: The Cable TV contract will expire on September 30, 2019. There are no plans to renew it.*
- Maintenance of:
  - Mail boxes
  - Ponds
  - Retaining walls
  - Fences and railings
  - Landscaping of Common Elements
  - Leaf and debris removal
  - Casualty and liability insurance
  - Insect and rodent control
  - Periodic mulch
  - Free standing lampposts
  - Utility lines, pipes and facilities
  - Driveways and walkways
  - Repair and sealing of roads

## **Disbursements from the Reserve Fund provide for the replacement of the following items:**

- Roofs including gutters and downspouts
- Garage doors
- Siding, i.e., exterior of the unit except windows and skylights
- Soffit and fascia
- Repaving roads (there is approximately one mile of private roads within the Kames).
- Decks, patios, gazebo's & balconies
- Structural walls & foundations
- Entry doors, frames, sills, sashes & thresholds
- Porch enclosures
- Outside steps and railings

**The heated pool is open from Memorial Day to after Labor Day, and there is a clubhouse that is used for Association functions or Unit Owners may use for private activities.**