

To: All Green Acre Village Condo Homeowners

Many homeowners have questions regarding how the monthly HOA fees are spent.

Below are some of the expenses that your dues pay for:

1. **Utilities** - although you each have your own electric bills, the association has them as well. The electric that provides service to heat the hot water tanks, provides electricity to 7 GAV security lights that are operating, circulation pumps and swimming pool pumps that are covered in your monthly dues. The Association currently has approximately 20 City of Sallisaw Electric statements with one building that has a total electric hot water tank that supplies 4 units.
2. **Gas** - the association pays for **all** gas supplied to all hot water tanks with the exception of a few that years ago placed them in their individual unit. The Association currently has 10 AOG monthly statements. There are 15 hot water tanks.
3. **Plumbing** - cost to install new water heaters and circulating pumps as needed. Repairs or maintenance to existing hot water tanks and plumbing repairs to common element ground water leaks, leak detection fees and labor.
4. **Lawn Care** - mowing, trimming, edging, weedeating, etc of all common element grounds is a huge expense in the spring and summer months for your monthly dues. Various tree removals as needed, trimming of common element trees and spraying add to the cost. With mother nature the cost can increase from year to year. This does **NOT** include sidewalk in - that is the responsibility of the homeowner.
5. **Pool and ClubHouse** - this is also a huge expense for the summer months as well, refinishing the pool surface with special paint, new filters as needed, summer chemicals to maintain safe and clean swimming, supplies for winterizing pool and clubhouse, concrete work as needed for year to year repairs, updated safety signs, and equipment repairs as needed.
6. **Termite Spraying - Pool Clubhouse**
7. **Legal fees** - as needed throughout the year, **CPA** cost for financial reports
8. **Miscellaneous Supplies** - this includes but not limited to printer cartridges, paper, postage for all mailing, safety deposit box, checks, deposit slips, etc.
9. **Trash Pick-up** - this service is written in the GAV BYLaws. Every Friday morning we will have someone pick up properly bagged trash from your sidewalk and place it in our dumpsters.

