

Wildhorse HOA Dues

Our quarterly HOA dues cover a variety of services.

- Exterior window washing in the late spring/early summer. There is an option for interior washing as an additional expense.
- Landscape services, not only in common areas but also early summer weeding and a fall clean-out of your pocket garden by the front door. Drip lines at the front of the home can be installed, if desired, and maintained by the HOA.
- Snow removal of streets, driveways, walkways and roofs.
- Monitoring of fire suppression system within each home.
- Dish Network and Internet.
- Trash and Recycling services.
- Insurance for exterior of homes and common areas.

HOA vs. Homeowner Responsibilities for Property Maintenance/Repairs

Wildhorse at Prospect today is a much different place than in its early years, which were marred by a bankrupt developer who left abandoned foundations and construction defects that needed to be remedied. In 2012, as part of a larger resolution with the developer, a settlement was negotiated that enabled the HOA to accomplish three goals: (i) address the construction issues we inherited from the developer (ii) establish a healthy reserve which the HOA still maintains today; and (iii) distribute a lump sum payment to the then current owner of each property to compensate them (as far as the funds would go) for individual property issues (cracks in sidewalks, sticking doors, etc.). With the acceptance of this distribution, Wildhorse property owners similarly accepted responsibility for certain aspects of property maintenance and repair. In 2022, the Wildhorse homeowners voted to amend our declarations to adopt the following guidelines regarding exterior maintenance, as illustrated below.

| Item | HOA | Homeowner |
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| Interior of Property | No responsibility | All aspects of maintenance, repair and insurance of interior of property |
| Exterior of Property | No responsibility except as noted below | All aspects of maintenance and repair of exterior of home except as noted below. |
| Property Roof | Damage caused by snow removal | All other aspects of roof repair and maintenance |
| Window Washing | Annual washing of exterior windows | Washing of interior windows |
| Irrigation | Front and rear pocket gardens, drip line at front of house. | Additional plantings (i.e., trees, beds, etc.) |
| Landscaping | Annual weeding of front pocket garden and fall clean-out. | All other desired property landscaping |
| Snow Removal | Plowing of streets; shoveling of driveways and sidewalks; snow removal from roofs | Removal of snow from decks and other improvements as desired. |
| Internet | Delivery of internet signal to panel in property garage | Internet signal from panel inward, including all hardware and add-ons |

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| Dish TV | Delivery of Dish TV service to property and one original receiver | Service from property into house, as well as additional receivers |
| Telephone | Delivery of "dial tone" to property | All desired phones/handsets and issues not related to dial tone |
| Exterior Staining (every +/- 5 years) | Contract for staining of all homes and oversight of project | Cost of staining property via special assessment; individual cost of staining added decks and stairs |
| Fire Suppression Systems and Smoke/CO2 detectors | Monitoring of fire suppression system by HVM Security. Periodic inspection of overall fire suppression system. | Cost to repair/replace smoke detectors, CO2 monitors and batteries. |
| Driveways, sidewalks and other concrete | No responsibility | Repair or replace cracks and damage as desired |