

HOMEOWNER'S ASSOCIATION

Initiation Fee: \$400

2014 Monthly Association Dues: \$85

Homeowner's Association dues cover the following services:

Lawn Mowing – Includes all lawn mowing of all homes and common areas

Snow Removal – Includes public walkways, sidewalks and driveways

Common Area Maintenance - Includes street lights, storm water facilities, structures (recreational, park benches, etc.), mowing, edging, chemical treatment, mulching, trimming, pruning, shrub replacement, maintenance of seasonal flower beds, trees, and fall clean up.

Insurance on Common Areas – Windermere has many common areas throughout the neighborhood that are insured under an Association Insurance Policy.

Note: The Association can arrange for trash removal upon request

REAL ESTATE TAXES

Properties may not be assessed until up to four months after settlement. In order to calculate the estimated taxes on a property in Windermere for 2014/15, multiply the sales price by 100% which will give you an estimated assessed value.

(Note: 80% is a figure based on past area assessments and is not guaranteed).

The information below was used to calculate the taxes in the table on the right

County: Lebanon
Municipality: South Londonderry
School District: Palmyra
2013 Millage Rate: 16.7705

Assessed Value	Estimated Taxes
\$257,000	\$4,310
\$282,000	\$4,729
\$314,000	\$5,266
\$350,000	\$5,869

All information is subject to change without notice

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