

# COUNTRY HOUSES<sup>LLC</sup>

Real Estate

## ... Eastman Ownership Fees ...

### **2010/2011 Association Dues** – All property owners

House or Townhouse Condominium                      \$1552 + \$785 + \$250 = \$2587/year

Unimproved Building lot                                      \$1333 + \$785 + \$250 = \$2368/year

(The ECA fiscal year runs from April 1 – March 31)

The ECA dues adjust annually based on a formula. Base Operating Assessment (\$1552) and (\$1333 for lots) The ECA dues adjust annually based on a formula. Base Operating Assessment for lots, equals the operating assessment (increases in the cost of living index for the fiscal year plus 2 percentage points) plus Proration for Annexed & Retired Lots added to \$785, plus Special Assessment of \$250 for South Cove Activity Center, for Capital Improvements-which pay for the repair or replacement of roads, buildings and equipment. It may be possible to use the capital improvements as a reduction to a capital gain when home is sold – Check with your accountant for further information and advice.

**Special Assessment Eastman** recently approved a special assessment of \$250/year until 2016 to build a new community center with pool and fitness center. Information on the building project is available.

### **New Membership Fee**                      **New Fee Effective 4/2009**

House or Condominium                                      \$5000

Lot    \$1000

Dwelling Construction                                      \$4000

Due at the time of transfer of title, monies collected from the Membership Fee shall be deposited in a Capital Reserve Fund, and shall be used solely for the replacement, restoration or renovation of existing capital assets or for the acquisition of new capital assets.

**2010/2011 Property Taxes**

	In Eastman	Outside Eastman	School District
Grantham	\$20.67	\$19.20	SAU # 75
Springfield	\$20.53	\$19.19	SAU # 65
Enfield	\$21.89	\$20.59	SAU # 62

The tax year runs from April 1 – March 31. Rates adjust with December bill. All rates above are per thousand dollars of Assessed Value. The Eastman Community lies within three different townships and two different counties.

**2011 Condo Association Dues** – Townhouse Owners Only Association

	<b><u>Monthly</u></b>	<b><u>Prev. Year</u></b>	<b><u>Special Assessments</u></b>
West Cove A	\$302	\$292	None
West Cove B	\$315	\$305	None
West Cove C	\$292	\$292	None
West Cove D	\$330	\$330	\$240 PER QUARTER
South Shore I	\$400	\$400	\$300 PER QUARTER
South Shore II	\$335	\$335	\$50 PER QUARTER
South Shore III	\$330	\$320	None
South Cove Height	\$325	\$325	\$212.50 PER QUARTER
East Lake	\$286	\$286	None

**2010 Eastman Sewer Company**

\$68.32 per quarter

**2010 Village District of Eastman** 70 cents per hundred gallons up to 60,000 gallons, then 90 cents per hundred. Meter readings are done semi-annually in May and November. The water supply is a well field in the Springfield section of the community. The water company is owned and operated by the Eastman users and is regulated by the Public Utilities Commission.

**Cable/Internet Service** provided by Comcast, call 1-800-COMCAST. The Eastman Community Association has its own dedicated channel. DDS systems may be installed but require the approval of the ECA/ECC.