



Effective: January 1, 2025

Homeowners Association Fees
NEWBRIDGE CROSSING
Summit, Wisconsin

Standard Home Services including Common Areas	\$2370 semi-annually
Common Areas Only	\$720 semi-annually
Reserve Assessment	\$100 semi-annually

(Optional) Standard Home Services

Includes:

- Up to 26 Lawn Cuttings per year
- Spring and Fall Clean Up of Turf and Beds
- Spring and Fall Lawn Fertilization
- Fall Lawn Weed Killing
- Snow Removal after minimum of 2" includes:
 - Plow Driveway
 - Shovel Front Walk

(Required) Common Area Maintenance

(Required) Reserve Assessment

Notes:

- 1) Snow removal and yard maintenance are homeowner's responsibility prior to issuance of occupancy permit. Assessment begins at the same time the lot and/or home sale is closed.
- 2) Homeowner wishing special or expanded services may contract directly with the maintenance company under contract with the subdivision. Costs of additional services to be paid directly by homeowner.
- 3) Homeowner services do not include maintenance of irrigation, exterior lighting systems, or replacement of trees, bushes, or flowers.
- 4) Trimming of vegetation and replacement of mulch are extra services that will be charged at cost when provided.
- 5) The Reserve Assessment is money to be set aside and used for non-reoccurring expenses. The maximum Reserve Savings from annual assessments has been capped at \$7500 for the current year.

The current level of RESERVE SAVINGS as of January 1, 2025. . . . \$0

The Reserve Fund maybe used for the following expenses:

Fence repair/replacement
Pond Well, Pumps, Fountains
Additions to Landscaping
Maintenance of Signage
Removal of Vegetation and Trees
Plus: Any extraordinary non-reoccurring expenses approved
by the directors of the HOA

Fees to be reviewed annually and adjusted as needed.

**Newbridge Crossing Homeowners Association
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