

WHAT DO OUR COMMON FEES COVER?

COMMON FEES COVER THE EXPENSES OUTLINED IN THE ANNUAL OPERATING BUDGET OF THE CONDOMINIUM WHICH CAN BE BROADLY DESCRIBED AS FOLLOWS:

ADMINISTRATIVE COSTS (PROFESSIONAL FEES PAID FOR THE ADMINISTRATION OF THE CONDOMINIUM WHICH ALSO COVERS STAFFING OF THE VAGB OFFICE)

OFFICE EXPENSE (OFFICE RENT, TELEPHONE, INTERNET, FAX , MAIL/PARCEL EXPENSE, COSTS OF REPAIR AND REPLACEMENT OF OFFICE EQUIPMENT, OFFICE FURNITURE, SOFTWARE ETC)

LEGAL EXPENSE (LEGAL FEES, RETAINERS, NOTARY EXPENSE ETC)

ACCOUNTING EXPENSE (PROFESSIONAL FEES FOR BOOK KEEPING, FINANCIAL ANALYSIS AND AUDITS)

WAGES, BENEFITS, TAXES, UNION FEES AND SOCIAL SECURITY EXPENSES FOR EMPLOYEES OF THE CONDO THAT SERVICE THE COMMON AREAS (MAINTENANCE, GARDENERS, SECURITY & CLEANING)

INDEPENDENT CONTRATOR EXPENSE (EXPENSES OF CONTRACING SERVICES FROM INDEPENDENT PROVIDERS SUCH AS PAINTERS, VARNISHERS, GARDNERS,ELECTRICIANS, PULMBERS, TRASH HAULERS AND ANY OTHER CONTRACTORS REQUIRED TO MAINTAIN THE COMMON ELEMENTS)

COSTS OF MATERIALS, SUPPLIES TOOLS AND EQUIPMENT NEEDED TO PROVIDE MAINTENANCE, CLEANING, GARDENING AND SECURITY FOR THE CONDO

MAINTENANCE OF COMMON LIGHTING AND COMMON ELECTRICAL INSTALLATIONS (INCLUDING OFFICE, STREET AND HALLWAY LIGHTING AND PUMPS REQUIRED TO MOVE WATER OR SEWAGE

ALL COMMON ELECTRICITY EXPENSE

COSTS ASSOCIATED WITH MAINTAINING OUR NATURAL WATER SUPPLY, WATER RIGHTS AND WATER DELIVERY SYSTEMS TO THE VILLAS (BUT NOT INSIDE THE VILLAS); INCLUDING TUBING, CONDUIT, PUMPS, STORAGE TANKS, TESTING, ETC.

COSTS ASSOCIATED WITH SEWAGE SYSTEMS; INCLUDING SEWAGE LINES, GREY WATER, BLACK WATER, TREATMENT, TESTING AND COMPLIANCE COSTS, ETC.

MAINTENANCE OF ALL COMMON AREA EQUIPMENT, PUMPS,LINES,DUCTS,TUBING, ETC WHICH CONNECT TO THE INDIVIDUAL UNITS TO DELIVER PLUMBING, ELECTRICAL, WATER ,TELEPHONE AND GAS SERVICES (DELIVERY TO THE UNIT BUT NOT INSIDE THE UNIT)

MAINTENANCE OF HALLS, PASSAGEWAYS, SIDE WALKS, STEPS, INTERIOR ROADS, LEADING TO UNITS

MAINTENANCE OF ALL COMMON AREAS, GARDENS AND STREETS

PROVISION OF SECURITY SERVICES FOR THE CONDO

MAINTENANCE OF COMMON FACILITIES, WITHIN THE CONDOMINIUM (MAIDS ROOM, GUARD HOUSE, OFFICE, SHEDS, STORAGE AREAS ETC).

MAINTENANCE OF DRAINAGE AND WATER RUN OFF SYSTEMS (DUCTING ,GUTTERS, DRAINS ETC.)

ROUTINE MAINTENANCE OF THE FOUNDATIONS AND STRUCTURAL SUPPORT OF THE VILLAS INCLUDING EROSION CONTAINMENT

ORDINARY AND ROUTINE MAINTENANCE OF THE EXTERIOR WALLS, FASCADES, ROOF TILES, AND EXTERIOR WOODWORK OF ALL BUILDINGS AS PART OF A PLANNED SCHEDULE OF MAINTENANCE DEFINED BY THE ADMINISTRATOR; INCLUDING PREPING, PAINTING AND VARNISHING OF ALL EXTERIOR SURFACES AND ALSO INCLUDING THE RAILINGS AND WOODWORK ON TERRACES OR BALCONIES WHICH ARE VISIBLE FROM THE ROAD OR FROM OTHER UNITS. (ORDINARY AND ROUTINE MAINTENANCE DOES NOT MEAN THAT THE CONDO REPAIRS OR REPAIRS ANYTIME AN OWNER DESIRES IT, NOR DOES IT COVER **MAJOR** REPAIRS OR REPLACEMENT OF MASONRY, WOODWORK OR IRON WORK OF A PARTICULAR VILLA THAT THAT HAS WORN OUT OVER THE YEARS. IT ALSO DOES NOT COVER DAMAGE TO ANY OF THESE ELEMENTS CAUSED BY OWNER NEGLIGENCE OR ACCIDENTS).

MAINTENANCE OF ANYTHING ELSE THAT BY ITS VERY ESSENCE OR USE IS COMMON IN NATURE

EXAMPLES OF COSTS /EXPENSES WHICH ARE **NOT COMMON**

- ALL REPAIRS INSIDE THE UNIT INCLUDING BUT NOT LIMITED TO:ELECTRICAL, PLUMBING, GAS, WATER AND SEWAGE SYSTEMS
- INTERIOR GAS OR WATER LEAKS (emergency repairs will be undertaken by the condo and billed back to owners)
- INTERIOR MASONRY AND CARPENTRY REPAIRS
- REPLACEMENT OR MAJOR REPAIRS OF A PARTICULAR VILLA'S EXTERIOR MASONRY, DOORS, WINDOWS, IRON WORK
- INTERIOR PAINTING, PREPING AND VARNISHING
- INTERIOR MOLD/MOISTURE TREATMENT
- MAINTENANCE OF PLANTS/FLOWERS/POTS WITHIN THE PRIVATE AREAS AND TERRACES
- REPAIRS OF APPLIANCES , AC UNITS, CEILING FANS, POOL EQUIPMENT, AND WATER FILTRATION SYSTEMS
- REPLACEMENT OR REPAIR OF WATER FILTERS
- REPLACEMENT OR REPAIR OF POOL EQUIPMENT, PUMPS, AND FILTERS
- REPLACEMENT OF INTERIOR OR PRIVATE TERRACE LIGHTING FIXTURES OR LIGHT BULBS
- REPAIRS OR REPLACEMENT OF FIXTURES , WIRING, TUBING, FOR INTERIOR PLUMBING AND ELECTRICAL SYSTEMS
- REPLACEMENT OF INTERIOR AND TERRACE WOOD BEAMS
- REPLACEMENT OF ROOF SYSTEMS WHICH ARE EXCLUSIVE TO A VILLA
- REGROUTING, REPAIRING OR REPLACING POOL TILES OR POOL EQUIPMENT
- SEALING OF TERRACES, AND REPLACEMENT OF GUTTERS TO PREVENT LEAKS AND RUNOFF TO OTHER UNITS (EMERGENCY REPAIRS MAY BE UNDERTAKEN BY THE CONDO AND BILLED BACK TO UNITS)

- REPLACEMENTS OR REPAIR OF ANY ELEMENT AS A RESULT OF NEGLIGENCE, DAMAGE, OR ACCIDENTS CAUSED BY OWNERS OR THEIR GUESTS
- INTERIOR RENOVATION/REMODELING PROJECTS
- CAR WASHING AND WAXING
- EXPENSES TO CORRECT PROBLEMS IN PRIVATE VILLAS WHICH ARE NOT COVERED AS COMMON EXPENSE AND WHICH REQUIRE EMERGENCY CORRECTIVE MEASURES BY THE CONDOMINIUM (BECAUSE THEY IMPERIL THE CONDOMINIUM OR OTHER VILLAS) WILL BE CHARGED TO OWNERS ACCOUNTS AND ARE PAYABLE WITHIN 30 DAYS OF THE APPLICATION OF SUCH CHARGES.
- EMPLOYEES OF VAGB MAY BE CONTRACTED BY OWNERS TO PERFORM THE ABOVE SERVICES **AFTER NORMAL WORKING HOURS**. ALTERNATIVELY THESE SERVICES CAN BE HANDLED BY 3RD PARTY AGENTS.