

## Benefits of Association Fees\*

### **Services Provided**

Property Management  
Financial Management  
Legal Advisory  
Engineering Advisory  
Health Inspections  
Janitorial services  
Lawn mowing  
Tree/bush removal  
Trash removal  
Water/Sewer  
  
Camera surveillance  
Care of all common area green space  
    Irrigation  
    Mulching  
    Weeding  
    Planting  
    Trimming  
    Recycling

### **Maintenance and/or repair of....**

Insurance coverage for community grounds and common building  
Street lights, security lights, lake light and common building lights  
Outside plumbing  
Outside electrical  
Geotechnical and soil issues  
Perimeter fencing - maintain/repair  
Common buildings interior/exterior – maintain and repair  
Park vehicles – maintenance & repair  
Pool equipment – maintenance & repair  
Pool/lanai furniture – maintenance & repair  
Lakeside swings, benches  
Landscape maintenance  
Road maintenance & Sidewalk cleaning  
Shutoff boxes & sewer manholes  
Storm Drain maintenance –park/high school locations

### **Amenities Provided**

Laundry facility  
Laundry line drying area  
Lake/Island – swings & dock  
Lake Highlander Office  
Notary services, fax services  
Maintenance Shed/equipment  
Library  
Pool room  
Swimming pool and lanai  
Clubhouse facility  
Shuffleboard courts  
Air pump for tire inflation  
Defibrillator for emergency service  
Emergency phones  
Generators-library and office

### **Replacement of (when necessary)....**

Road, curbing, water drains, sidewalks, sewer and water lines, all common area structures

\*This list, which highlights the majority of fee benefits, is not necessarily inclusive of all benefits provided to Lake Highlander residents

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