

Montclair Property Owners Association is a Condominium Community with Monthly Assessments

What is covered by monthly fees:
Water and sewer
Monthly funding to Reserve Fund for capital improvements
Termite Bond
Monthly pest control
Sanitation services
Electric costs for street lights and common elements
Building maintenance: roofs, siding, gutters
Grounds maintenance: exterior drains and pipes, culverts, fences
Nightly security patrols
Two swimming pools
Two fitness rooms
Pond, Tennis Court, Children's Playground
Landscape maintenance on property
Tree maintenance on property
Irrigation system
Security gates and maintenance
Road maintenance
Clubhouse
Staff: Manager, Maintenance/Janitor
Administration: Legal, Acctng, Postage, office equipment/supplies
INSURANCE:
Flood, liability, property including fire, wind, earthquake
Covers: common elements, grounds, structural building elements
Owner is responsible for:
Heating and air conditioning system, including outside pad
Electric inside unit
Phone service
TV/Cable service
Water Heater
All plumbing fixtures, lines and pipes, drains
Lights and fans
Outside door light
Walls, doors, trim
Cabinets, floors
All doors and windows
Storage room including door and interior
Personal mailbox
Porches, patios, balconies
Steps and stoops in town homes
All appliances
OWNER INSURANCE:
HVAC, plumbing, cabinets, appliances, interior finishes
Personal property, owner liability