



Ponderosa Ridge Private Streets

Scope of Services

Page 1

<u>Service</u>	<u>Description of Services</u>
Utilities:	Water costs associated with the irrigation of common areas within the Main HOA area. Water for all homes on private streets. Electricity cost associated with street lights, irrigation clocks, etc for that infrastructure located within the Main HOA area. Trash and recycling services. Storm water drainage systems.
Snow Removal - 2" Threshold:	Snow removal services shall be activated for snowfall events that accumulate a minimum of 2 inches by the end of a snow event. The exact frequency of such services shall be contingent upon weather conditions. The contractual agreement with the designated vendor mandates that snow removal be completed within 24 hours following the accumulation of the aforementioned 2-inch threshold unless otherwise directed by the property management company. It is acknowledged that the frequency of snowfall events may vary significantly from year to year, resulting in corresponding fluctuations in annual expenses. The specific areas designated for snow removal include all private roadways within the community.
Curb Line Weed Spray	Curblin and Crack weed spray performed a maximum of 3 times to eliminate weeds in road and sidewalk cracks.
Site Amenities:	The repair, replacement and maintenance of street signs and other amenities related to the private streets of the community.
Reserve Funding:	All capital costs associated with the Ponderosa Private Streets are included in the reserve fund and are budgeted into the year-to-year. The reserve is to improve and maintain the HOA-owned amenities and infrastructure.
General Note:	This document is intended to detail out all included services. If a detail is not defined in this Scope of Services document, it should be considered not included. For example the following items are not discussed above and thus should be considered not included: replacement of dead plants, lawn diseases, damages to yard not specifically caused by a vendor, etc..