

Sagewood Condominiums – Association Provided Services

SERVICES PROVIDED BY THE ASSOCIATION:

- ❖ Landscaping and grounds maintenance services (all exterior property is considered common elements thus maintained by the association).
- ❖ Snow plowing for the parking spaces along the alley on the north side of the property.
- ❖ Snow shoveling services for all walk-ways and front-side sidewalks.
- ❖ Exterior maintenance including, but not limited to roof repairs, gutters, heat tape, shingle repairs/replacement, staining and painting, exterior lighting, carpentry and stone/masonry repairs for the patios, steps and walkways.
- ❖ Equipment maintenance including, but not limited to, the common boiler systems, hot water production, storage and distribution, and related other common mechanical systems of the building
- ❖ Internet / Audio-Visual services by Comcast (basic level of service). Any upgrades or higher level of service will need to be arranged by the unit owner and ordered directly from the service provider.
- ❖ Trash service includes once-weekly service.
- ❖ Insurance, both liability and property coverage, for all common and limited common elements. This includes everything from the drywall out of each owner's residence.
- ❖ Utilities for the units and common elements including, natural gas (Source Gas), water/sewer (City of Aspen Utilities).

SERVICES TO BE PROVIDED BY THE CONDOMINIUM OWNER:

- ❖ Carbon monoxide alarms; Pitkin County and the State of Colorado require that a sufficient number of carbon monoxide detectors be installed in every occupied residence. Please see the County and State ordinances which are located in the document section on the Sagewood HOA website, www.sagewood-association.org
- ❖ Insurance coverage for owner liability, owner property and personal property within the residence; everything from the dry-wall in. Refer to the HOA Certificate of Insurance for more details on the limitations of HOA's insurance programs. This document is located in the document section on the Sagewood HOA website, www.sagewood-association.org
- ❖ Utilities for the unit which is limited to electricity (City of Aspen Utilities)
- ❖ Internet / Audio / Visual services including telephone (Comcast or Century Link), HDTV (Comcast) and internet/date (Comcast or Century Link)
- ❖ Equipment maintenance unit owner equipment including, but not limited to plumbing and fixtures, appliances and all electrical equipment within the residence.
- ❖ Interior maintenance including painting, finishes, repairs, etc. for all property interior of the dry-wall.
- ❖ Interior cleaning for the interior of the owner residences. Cleaning services can be arranged directly by the property manager, please refer to their website www.alpinevalleyservices.com or the direct link from Sagewood HOA website www.sagewood-association.org