

## **Description of MNTA 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 Stein Way and driveway access along Prospector Drive and Exhibition Drive.
- ❖ Snow shoveling services for all walk-ways, stair-ways and patios.
- ❖ 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.
- ❖ Spa maintenance including bi-weekly water treatment and cleaning and a drain, clean and re-fill of the spa twice per year (typically once just prior to summer and once just prior to the winter holidays).
- ❖ Trash service includes once-weekly service; a single regulated bear-proof waste container is supplied to the residence, additional containers and pick-up service can be arranged for an additional fee.
- ❖ Insurance, both liability and property coverage, for all common and limited common elements. This includes everything from the drywall out of each owner residence.
- ❖ Fire alarm monitoring services for the life-safety monitoring devices within each residence including, but not limited to, smoke detectors, thermal and flammable gas detectors.

### SERVICES TO BE PROVIDED BY THE TOWNHOME 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 MNTA website, [www.mnta-association.org](http://www.mnta-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 Insurance Certificate for more details on the limitations of HOA's insurance programs which is located in the document section on the MNTA website, [www.mnta-association.org](http://www.mnta-association.org)
- ❖ Utilities including, but not limited to, electricity (Holy Cross Energy), natural gas (Source Gas), water/sewer (City of Aspen Utilities)
- ❖ Internet / Audio / Visual services including telephone (Comcast or Century Link), HDTV (Comcast or DirecTV) and internet/data (Comcast or DirecTV)
- ❖ Equipment maintenance including, but not limited to snow-melt systems, boiler systems, hot water production and storage, radiant heat systems (including glycol injection systems), air-conditioning equipment, plumbing and fixtures, elevator (if applicable), 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](http://www.alpinevalleyservices.com) or the direct link from MNTA website [www.mnta-association.org](http://www.mnta-association.org)