

The Landings On Erie

HOA SERVICE

Maintenance Description	HOA	Owner	Notes
Snow Removal	X		2" for Community Sidewalks, 4" for Roads, Driveways and Home Sidewalks. Patios are not cleared.
Water and Sewer		X	
Rubbish Removal	X		
Maintenance and Repair of Common Elements and Facilities	X		Except in cases of Homeowner negligence (or the negligence of a homeowner's pet or guest), in which case, the responsible homeowner will pay for repair.
Maintenance and Repair of Patios, Windows, Window Frames, Doors, Garage Doors, Door Frames, Skylights and Fireplace Flues		X	Including outside garage and front door light bulbs.
Maintenance and Repair of HVAC System		X	
Cleaning of Gutters/Downspouts		X	
Landscape Maintenance & Replacements Common Elements	X		
Landscape Maintenance & Replacements Limited Common Elements (interior side-walk beds, patio areas, other areas per documents)		X	
Weeding and Grass Clipping	X		
Watering - Normal Conditions		X	Applies to plants inside of Common Elements, not including grass areas.
Watering - Drought Conditions to Save Plants		X	
Repair and Replacement of Mailboxes	X		
Mulching - Common & Limited Elements	X		
Pest Control - Outside the Home		X	
Pest Control - Inside the Home		X	
Window Washing		X	
Fencing Maintenance and Replacement	X		
Sidewalk and Driveway Repair and Replacement (based on HO Manual)		X	
Unit Security Systems		X	
Interior Home Maintenance		X	

All owners should give their home insurer a copy of the Association Declaration to be certain that they are appropriately covered.



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