

# Sunset Ridge Townhome Association

2023

All townhome owners in Sunset Ridge are automatically members of two homeowner's associations. They are members of the overall Sunset Ridge Property Owner's Association (POA) to which they pay **annual** dues and they are also members of the Sunset Ridge Townhome Association to which they pay **monthly** dues. Dues to these two separate associations cover different services. Membership in both is automatic and non-severable. Monthly dues information for the Sunset Ridge Townhome Association is detailed below. For more information about annual dues, click here: <http://hunzikerland.com/resources/#2>

## Townhome monthly dues

- Townhome monthly dues are \$130/month/townhome
- Residents will not receive monthly invoices for these dues. Not unlike rent, it is expected that dues will be paid monthly on the first of the month.
- Dues are payable on the first of each month to:

**Sunset Ridge Townhome Association  
2400 Aspen Rd.  
Ames, IA 50010.**

## What do the townhome monthly dues cover?

- Lawn cutting, fertilization, irrigation and weed control via chemical applications of the grass only. **Landscape plantings, shrubs and trees are excluded.**
- Snow removal of driveway, steps and sidewalk of each unit for snow events of **two inches** or more. Snow removal up to two inches is the responsibility of the individual homeowner. **Rear decks and patios are excluded.**
- Snow removal for the private, association-owned street.
- Maintenance and future replacement of the private, association-owned street.
- The future replacement of roof and siding as determined by the governing body. This includes only natural wear and tear to the siding and roof over time. It **DOES NOT** cover concrete, fences, doors, windows, or any furnace or air conditioning units.
- Liability and director and officer's insurance for the association.
- Administration, accounting and legal fees.
- Miscellaneous fees as agreed upon by the governing body and membership.
- Property taxes on association-owned, taxable land.

## Questions

For more information, please contact:

Katie Swalla, Clubhouse Manager  
Somerset Clubhouse  
2400 Aspen Rd.  
Ames, IA 50010  
**Phone:** 515-292-0183  
**Email:** [Manager@somersetclubhouse.com](mailto:Manager@somersetclubhouse.com)