

Scenic Valley Townhome Association

2026

All townhome owners in Scenic Valley are automatically members of two homeowner's associations. Townhome owners are members of the overall Scenic Valley Property Owner's Association (POA) to which they pay **annual** dues and are also members of the Scenic Valley Townhome Association to which they pay **monthly** dues. Dues to these separate, respective associations cover different services and each association is governed by its own bylaws and volunteer board of directors. Membership in both associations is automatic and non-severable. Monthly dues information for the Scenic Valley Townhome Association is detailed below. For more information about annual dues, please click here:

<http://hunzikerland.com/1546965044/documents/resource/99.pdf>

Townhome Monthly Dues

- Townhome monthly dues are \$260/month/home for homes that are 1600 square feet or under.
- Townhome monthly dues are \$300/month/home for homes that are 1601 square feet and over.
- Residents will not receive monthly invoices for this due.
- Dues are payable on the first of each month by visiting:
https://fpmofames.appfolio.com/connect/users/sign_in and setting up a resident portal which must be pre-arranged with the management company.

Townhome Monthly Dues Cover

1. Lawn cutting, fertilization, irrigation and weed control via chemical applications of the grass only.
Landscape plantings, shrubs and trees are excluded.
2. Snow removal of driveway, steps and sidewalk of each unit for snow events of two inches or more. Snow removal of less than two inches is up to the individual homeowner. **Rear decks and concrete patios are excluded.**
3. Basic weekly garbage service (pick up once/week).
4. The future replacement of roof and siding as determined by the Association Board and the annual budget. This includes only natural wear and tear to the siding and roof over time. It DOES NOT cover trim, concrete, fences, doors, windows, or any furnace or air conditioning units.
5. Property taxes on association-owned, taxable land.
6. Liability and director and officer's insurance for the Association.
7. Management, administration, accounting and legal fees.
8. Miscellaneous fees as agreed upon by the governing body and membership.

Questions

For more information, please contact:

Brian Crouse
First Property Management
258 Hyland
Ames, IA 50014
Phone: 515-292-5020
Email: brian@fpmofames.com