

What do association dues cover?

Dear Windsor Hills new Homeowners:

Windsor Hills is part of The Woodlands and is governed by the covenants and restrictions of The Woodlands and Windsor Hills Homeowners Association, Inc. The Windsor Hills maintenance dues as of October 2020 are \$180.00 per month per lot.

The following services are provided by the Association for your monthly fee:

1. Landscape Maintenance on Homes – Front yard only (please read separate brochure on landscape maintenance for detailed services).
2. Landscape Maintenance Common Areas – Maintenance of common areas owned by the Association.
3. Tree Removal – Dead trees and bushes in the front yards and common areas are removed. Removal of trees requires approval from the Standards Committee. Removal of dead trees in the backyard is the responsibility of the Homeowner.
4. Management – The Board of Directors has contracted with a management company to help manage our community. LEAD Association Management, Inc. (LEAD) is our agent and is the primary contact for many of your services. LEAD's phone number is 281.857.6027.
5. Clubhouse and Pool Area – Includes the use of Clubhouse, library, pool room, fitness room, craft room, pool and spa areas. The pool and spa are serviced twice a week.
6. Activities – Several activities are included. Other activities and trips have a fee.
7. Home Maintenance – Included are:
 - a. Replacement of developer installed fencing – time period is determined by the BOD.
 - b. Repair of sprinklers – Developer installed sprinklers in front (excluding along the drive and street) and back are covered unless damaged by a contractor or homeowner
 - c. Refinish Front Doors – time period is determined by the BOD.
 - d. Painting of homes – time period is determined by the BOD.
8. Clubhouse and facilities – Repair of Clubhouse and repair/replacement of equipment is covered as needed.
9. All cycle replacement times are subject to review and approval by the Board of Directors.
10. Many other services are provided:
 - a. Annual audit of Association books.
 - b. Insurance on common assets and Board of Directors.
 - c. Utilities, payroll and operation of the Clubhouse and common facilities.

The above listing is not intended to be all inclusive but outlines the major items covered by the monthly dues.