

HOA Dues

Our quarterly HOA dues cover a variety of services.

- Exterior window washing in the late spring/early summer. There is an option for interior washing as an additional expense.
- Landscape services, not only in common areas but also early summer weeding and a fall clean-out of your pocket garden by the front door. Drip lines at the front of the home can be installed, if desired, and maintained by the HOA.
- Snow removal of streets, driveways, walkways and roofs.
- Monitoring of fire suppression system within each home.
- Replacing smoke detector batteries.
- Dish Network and Internet.
- Trash and Recycling services.

HOA vs. Homeowner Responsibilities for Property Maintenance/Repairs

Wildhorse at Prospect today is a much different place than in its early years, which were marred by a bankrupt developer who left abandoned foundations and construction defects that needed to be remedied. In 2012, as part of a larger resolution with the developer, a settlement was negotiated that enabled the HOA to accomplish three goals: (i) address the construction issues we inherited from the developer (ii) establish a healthy reserve which the HOA still maintains today; and (iii) distribute a lump sum payment to the then current owner of each property to compensate them (as far as the funds would go) for individual property issues (cracks in sidewalks, sticking doors, etc.). With the acceptance of this distribution, Wildhorse property owners similarly accepted responsibility for certain aspects of property maintenance and repair. In 2022, the Wildhorse homeowners voted to amend our declarations to adopt the following guidelines as illustrated below.

Item	HOA	Homeowner
Interior of Property	No responsibility	All aspects of maintenance and repair of interior of property
Exterior of Property	No responsibility except as noted below	All aspects of maintenance and repair of exterior of home except as noted below
Property Roof	Damage caused by snow removal	All other aspects of roof repair and maintenance
Window Washing	Annual washing of exterior windows	Washing of interior windows
Irrigation	Front and rear pocket gardens, drip line at front of house.	Additional plantings (i.e., trees, beds, etc.)
Landscaping	Annual weeding of front pocket garden and fall clean-out.	All other desired property landscaping

Snow Removal	Plowing of streets; shoveling of driveways and sidewalks; snow removal from roofs	Removal of snow from decks and other improvements as desired.
Internet	Delivery of internet signal to panel in property garage	Internet signal from panel inward, including all hardware and add-ons
Dish TV	Delivery of Dish TV service to property and one original receiver	Service from property into house, as well as additional receivers
Telephone	Delivery of "dial tone" to property	All desired phones/handsets and issues not related to dial tone
Exterior Staining (every +/- 5 years)	Contract for staining of all homes and oversight of project	Cost of staining property via special assessment; individual cost of staining added decks and stairs
Fire Suppression Systems	Provision of monitoring service by HVM Security; periodic check of smoke detectors and battery replacement	Cost to repair/replace smoke detectors
Driveways, sidewalks and other concrete	No responsibility	Repair or replace cracks and damage as desired