



VILLAGE WOODS RESIDENTS ASSOCIATION, INC.

5323 BLAIR LANE – BUILDING N

BATON ROUGE, LA 70809

(225) 769-8204

www.villagewoods.net

Nestled in the heart of Baton Rouge's most prominent business and shopping area is Village Woods, an independent residential "gated" retirement community developed with an outdoor country atmosphere.

Beautiful landscaped grounds wind through the assorted 2-4 and 5 plex buildings. For your convenience elevators are located inside the two story buildings. The activity center of the complex encompasses a clubhouse, cabana and pool. In order to accommodate your overnight guests we have a "Guest Suite" that may be reserved at \$35.00 per night and we have a beauty shop on the premises for your convenience.

Services provided to the residents include an on site property manager and a maintenance person on duty five days a week from 7:30 a.m. to 4:00 p.m. with 24 hour emergency on call service including weekends.

Some activities offered to the residents are bingo, cook outs, game day, library, mass, men's coffee, pokeno, rosary, and a covered dish social every Friday night.

An assessment fee is collected each month for the following maintenance:

1. Landscaping service.
2. Building and Exterior Property Insurance (not contents, personal items or liability inside of the home). Each owner is responsible to buy their own condominium unit owners insurance policy.
3. Heating and Air Conditioning maintenance and replacement.
4. Quarterly Pest Control and a Termite Contract on all Buildings. (Not carports or storerooms attached to carports.)
5. Water and Sewer service.
6. Garbage and Recycle Dumpster.
7. Appliance Maintenance (labor only when possible, owner supplies all parts or replacement).
8. Gated entrance with 3 recorded cameras.
9. On site property manager and maintenance personnel.
10. Electricity to common areas.
11. Pool maintenance and supplies.

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12. Roof repairs and replacement.
13. Reserve for replacement and contingencies.
14. Exterior wood work and painting.
15. Basic and expanded basic cable.

Depending on the unit (1br, 2br or 3br), the monthly assessment fee will range from \$238.00 to \$344.00. The assessment fees are figured according to the budget and may change each year. The condos range from \$80,000.00 to \$170,000.00.

Carports and storerooms attached to carports are the owner's responsibility for maintenance, upkeep and replacement, NOT Village Woods.

There is a one time membership fee of \$100.00 when you purchase the unit to join the Village Woods Homeowners Association. There are many active committees in the association that the residents are invited and encouraged to join.

There is also a monthly newsletter called SCAN (Social Calendar and Newsletter) written and published each month by the residents. It helps keep you up-to-date on activities – social and otherwise – and special events here.

A truly pleasurable lifestyle awaits you at Village Woods with the worries for us and the enjoyment for you.

NO STORAGE PODS OR 18 WHEELERS ALLOWED ON PROPERTY!!!

Monica Jarreau, Property Manager & “REALTOR®”

May 2014.

5-15-2014

Dear Village Woods Residents/Owners,

The Board was asked to clarify in writing the maintenance responsibilities inside of the units. The President formed an executive committee to clarify in writing,

- What Village Woods' maintenance responsibility is,
- What the Owner's maintenance responsibility is,
- And the limits of what Village Woods' maintenance employee can do inside of the unit.

The Executive Committee has reviewed the following which can be found in Section 4: Village Woods Governing Documents of the Village Woods' Owner's white binder.

DECLARATION, SECTIONS;

- (5) UNIT COMPOSITION,
- (6) DESCRIPTION OF THE COMMON ELEMENTS
- (15) RESPONSIBILITY FOR MAINTENANCE, REPAIRS AND REPLACEMENTS

The Executive Committee has submitted the following information. Listed below clarifies what Village Woods is responsible for, what the Owner is responsible for and what services are being provided as a courtesy as part of your monthly assessment fee.

Village Woods' Responsibility:

1. Attic staircase.
2. Exterior doors, door knobs, dead bolts and weather stripping on front and back doors when needed.
3. Windows, window panes, balances, locks and screens as needed.
4. A/C & heating units, a/c filters, ducts, thermostats and batteries in a/c thermostats as needed.
5. Hot water heaters, elements, pop off valves, thermostats, adjust temperature as needed and all plumbing inside of the walls.
6. All breakers, electrical wiring, electrical panel, electrical switches, receptacles and GFCI receptacles as needed.
7. Smoke alarms and/or batteries.
8. Provide and inspect fire extinguishers yearly.

Owner's Responsibility:

1. Lighting fixtures and ceiling fans inside of the unit.
2. Interior paint and wallpaper on all ceilings and walls.
3. Flooring inside of the unit.
4. All appliances inside of the unit. (Refrigerator, dishwasher, stove, microwave, garbage disposal, washing machine and dryer.)
5. Faucets inside of the unit.
6. Commodes inside of the unit including the wax ring.
7. Cabinets and countertops inside of the unit.
8. Tub(s), showers and vanities.

Village Woods' provides the following work as a courtesy:

Village Woods has provided the labor only when possible for the following services **as a courtesy with the owner paying for all parts or replacements and has considered the labor to be part of the assessment fee. If and when Village Woods is not able to provide the labor at the owner's request, the owner may then call the appropriate company to fix the issue at their own expense.**

1. Replace the light fixture, ceiling fan, bulb or ballast. All ceiling fans and light fixtures must be assembled by owner prior to VW installing.
2. Commodes - unstop commodes, replace the fill valve, flapper, handle, seat and gasket.
3. Faucets – replace the gaskets, plunger, supply lines or faucet.
4. Tub/Shower – replace handles, diverters, shower heads, clean out drains and repair leaks.
5. Garbage disposal – unstop or replace.
6. Stove - replace bake element, broiler element or burner.
7. Clean out dryer vents as needed.
8. Unstop kitchen sinks.
9. Put closet and washer/dryer louver doors back on track when needed.
10. Replace or repair door knobs on interior doors.
11. Re-hang or replace towel rods and shower rods when they come out of the wall.
12. Replace interior doorbells as needed.