



## Community Information & Fee Schedule – 2018

### Contact Information

<b>Mailing Address:</b>	Saw Creek Estates Community Association, Inc., 5728 Decker Road, Bushkill, Pa 18324		
<b>Telephone Number:</b>	(570) 588-9329	<b>Fax Number:</b>	(570) 588-1887
<b>Email Address:</b>	info@sawcreek.org	<b>Website:</b>	www.sawcreek.org
<b>Master Insurance Information</b> will be made available when needed.			
<b>Legal Counsel</b> contact information will be made available when required.			

### Assessments/Maintenance Fees

<b>Annual Assessment (Dues) Amount:</b>	\$1,620.00 (January 1 <sup>st</sup> through December 31 <sup>st</sup> )
<b>Frequency of Payments:</b>	Annually – Due January 15 <sup>th</sup> (installment plans subject to prior approval)
<b>Late Fee:</b>	\$35 each month account is considered 30 days past due.
<b>Annual Assessment:</b> Covers all operating expenses including use of trash compactors and road maintenance. Please note, for water/sewer charges please contact PA American Water Company at 1-800-565-7292.	
<b>Special Assessment:</b> None.	

### Property Transfer/Resale

<b>Capital Transfer Fee:</b> Improved Lot: \$1,470.00 Unimproved Lot: \$735.00	<b>Account Balance Inquiry Fee: \$25.00</b> <i>*An authorization request form must be completed to process request.</i>
<b>Resale Certificate Fee: \$200.00 - 5 to 10 business days for processing. Expedited: \$250.00 - 5 business days to process.</b> <i>*Certificate is only valid for 30 days                      *An authorization request form must be completed to process request.</i>	
<b>Resale Certificate Includes:</b> Total payoff amount, Bylaws, Rules & Regulations, Litigation and/or Judgments, Financial Statements, Budget, Declaration of Covenants, Articles of Incorporation, Statement of Insurance and Property Violations.	
<b>Form of Governance:</b> Saw Creek Estates is a Master Association with respect to the Mill Pond Unit Owners Association, a sub-association of townhouse units. Contact information for MPUOA is available upon request. Saw Creek Estates does not have a Right of First Refusal, does not have to approve new members and there are no age restrictions for new members. There is no ground lease or leasehold estate affecting the community.	
<b>All assessments, fees, penalties, interest and other charges are payable to: "Saw Creek Estates Community Assoc."</b>	

### Access Information (Private Gated Community)

Community access is strictly controlled and limited to members and their guests or authorized agents and employees and agents of the association. To arrange access, please contact the Member Services Office at least 48 hours prior to arrival by email to [info@sawcreek.org](mailto:info@sawcreek.org). Please note we do not honor work orders presented to the gate personnel without prior approval.