

*Del Mesa Carmel Community Association, Inc.*  
**COSTS, FEES, SERVICES**

**PREFACE**

The information presented here has been prepared as a general guide for prospective owners. Its purpose is to describe costs (and corresponding amenities) not common to most single-family residences, and to list those services that are included in each homeowner's monthly association fee.

**FEE COVERAGE AT DEL MESA**

In a community like Del Mesa, there are several costs that pertain to the entire facility and the overall program offered. These costs are shared by **ALL** owners. Therefore, there are several expenses for amenities and services which the average private homeowner does not normally incur. For example: security service, swimming pool maintenance, bus services, lawn bowling green maintenance, clubhouse facilities, etc. While everyone does not place the same importance on the use of these services or facilities, they are available for use by any resident. It is because of the collective advantage afforded to all residents who share these costs that the Association is able to offer the many amenities and services that add to the property values of all the homes in the community.

Residents are provided almost "carefree" living at Del Mesa, and are well served by the following services covered by each homeowner's monthly association fee:

- Payment of all utility bills (i.e. water, gas, and electricity) telephone service and cable TV are billed separately
- Collection of garbage and trash
- For those who chose not to maintain their own washer and dryer, have free use of fifteen conveniently placed laundry facilities
- A 24-hour staffed security gate
- Complete maintenance of the exteriors of residential homes, including painting, re-roofing and all rain gutter repairs
- Maintenance of all heating systems, and minor repairs and adjustments to approved appliances, faucets, and other inside fixtures of residential homes
- Maintenance of plumbing, electrical and heating systems for all community buildings
- Operation and maintenance of all outdoor facilities, including lawn bowling and putting greens

- Operation and maintenance of all common facilities, including the indoor swimming pool and spa, Arts & Crafts building, Library, Woodshop, and Club house meeting and dining rooms
- A full-service dining room providing lunch and dinner Wednesday through Sunday, at reasonable times. Lunch and dinner can also be delivered to homes at no extra charge through the Flying Owl
- A shuttle service to the Carmel community on a regular basis every weekday, holidays excluded
- Six guest rooms for use at a nominal fee for relatives and friends of residents
- A six-day mail service and delivery (Monday-Saturday) and holding/ forwarding mail service for all residents

## **HOMEOWNER FEE STRUCTURE**

In accordance with Del Mesa’s governing documents, homeowner fees differ based on unit class (size). This is predicated on the fact that larger homes consume more utilities and require more maintenance.

For the year 2023, HOA fees are as follows:

| <b><u>UNIT</u></b>  | <b><u>2023 MONTHLY FEES (\$)</u></b> |                     |                     |
|---------------------|--------------------------------------|---------------------|---------------------|
| <b><u>CLASS</u></b> | <b><u>DUES</u></b>                   | <b><u>CABLE</u></b> | <b><u>TOTAL</u></b> |
| A                   | 1,892.91                             | + 55.21             | = 1,948.12          |
| B                   | 2,111.38                             | + 55.21             | = 2,166.59          |
| C                   | 2,371.53                             | + 55.21             | = 2,426.74          |
| D                   | 1,437.29                             | + 55.21             | = 1,492.50          |
| E                   | 2,026.58                             | + 55.21             | = 2,081.79          |
| F                   | 2,127.19                             | + 55.21             | = 2,182.40          |

While there can be no guarantee, it is projected that homeowner fees may increase each year keeping with the rate of inflation. The history of Del Mesa demonstrates excellent cost containment and conservative management. The financial stability and status of the community are excellent.

## **DINING ROOM MINIMUM USE ASSESSMENT**

To ensure that the dining room maintains a sufficient volume of business throughout the week, each class unit is assessed an annual minimum dining room use fee as follows:

| <b><u>UNIT CLASS</u></b> | <b><u>ANNUAL MINIMUM</u></b> | <b><u>MONTHLY AVERAGE</u></b> |
|--------------------------|------------------------------|-------------------------------|
| All Classes              | \$400.00                     | \$33.33                       |

In January of each year, the cumulative monthly assessment for the prior year is billed to each owner, less a credit for the amount of those charges for Del Mesa dining room service, whether provided for regular meals, private parties, special Del Mesa events or through the FLYING OWL (lunch and dinner delivery service). Charges incurred by guest of a homeowner may be credited against the minimum if the charges are authorized by the homeowner and are included in the homeowner's monthly statement. An excess of credit exceeding the annual assessment is not refunded or carried over to the next year.

## **FLOOR PLANS**

There is a different floor plan for each of the six different unit classes. Figure 1 provides the original basic floor plan with the approximate square footage of each type of home. Del Mesa's governing documents permit wide latitude in modifying the interior space of individual units.

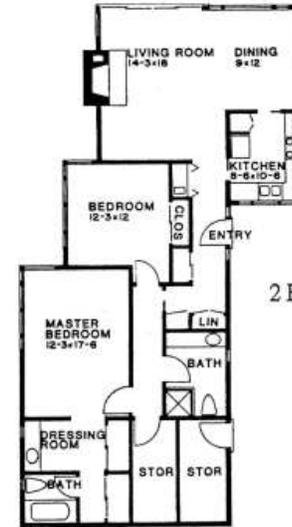
**FIGURE I**



**Plan A** 2 Bedroom, 2 Bath  
1317 sq. ft.



**Plan C** 2 Bedroom, 2 Bath, Den and Dining Room  
1600 sq. ft.



**Plan E**  
2 Bedroom, 2 Bath  
1410 sq. ft.



**Plan B** 2 Bedroom, 2 Bath and Den  
1469 sq. ft.



**Plan D** 1 Bedroom, 1 Bath  
1000 sq. ft.



**Plan F**  
2 Bedroom, 2 Bath  
and Den  
1480 sq. ft.

\* Dimensions are approximate - Accuracy is not guaranteed.