

ORAM HOA
Maintenance Plan

Description	Frequency	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Painting Trim	7 years			4,500							4,500	
Clean Gutters	semi-annual		1,236	2,472	2,472	2,472	2,472	2,472	2,472	2,472	2,472	2,472
Wood Trim Rot	5 years		1,000					1,000				
Wood Shingle/Roof Line Rot	5 years			3,000					3,000			
Balcony Inspection/Repair	4 years		55,000				3,000				3,000	
Replace Roof	25 years											
Roof Inspection	3 years		900			900			900			900
Tree Trimming/feeding	3 years	2,165			2,200			2,200			2,200	
Tree Removal	now		7,200									
Stairs Inspection/Repair	10 years											5,000
Stair Steam Cleaning	annually		800	800	800	800	800	800	800	800	800	800
Stair Painting	3 years				2,500			2,500			2,500	
Fence Painting	6 years								4,000			
Fence Inspection/Repair	5 years		24,000		5,000			5,000				
Sprinkler System Repair	annually	300	300	300	300	300	325	325	325	325	325	350
Landscape/Gardening	monthly	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Landscape Updating	annually	800	800	800	800	800	800	800	800	800	800	800
Foundation/potential Plumbing	15 years		45,000									
Parking Lot Pad	10 years			3,000								
Parking Lot Covers - Cleaning	2 years		1,500		1,500		1,500		1,500		1,500	
Parking Lot Covers - Painting	2 years		2,500		2,500		2,500		2,500		2,500	
Dumpster Area & Survey	now		8,000									
Total		5,065	150,036	16,672	19,872	7,072	13,197	16,897	18,097	6,197	22,397	12,122