

Oram Court Homeowners Association
10 year maintenance plan

Description	Frequency	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>
Painting Trim	7 years	35,180					4,500					4,500	
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						1,000					1,000	
Replace Roof (replaced 2005)	25 years												
Roof and Gutter Inspection	2 years		250		250		250		250		250		250
Tree Trimming/feeding	3 years	2,200			2,200			2,200			2,200		
Tree Removal	as needed												
Stairs Inspection/Repair	10 years							5,000					
Stair Steam Cleaning	4 years			800				800				800	
Stair Painting	3 years			2,500			2,500			2,500		2,500	
Fence Painting	6 years									10,000			
Fence Inspection/Repair	5 years	5,000							5,000				
Fence Replacement	15 years			40,000									
Sprinkler System Repair	annually	300	325	325	325	325	325	350	350	350	350	350	350
Landscape/Gardening	monthly	500	500	500	500	500	500	500	500	500	500	500	500
Landscape Updating	annually	800	800	800	800	800	800	800	800	800	800	800	800
Foundation/potential Plumbing	15 years												
Parking Lot Pad	10 years									4,000		4,000	
Parking Lot Covers - Cleaning	2 years		1,500		1,500		1,500		1,500		1,500		1,500
Parking Lot Covers - Painting	4 years				2,500				2,500				2,500
Dumpster Area Surfacing	as needed			Move bins- price pending									
Total		43,980	3,375	44,925	8,075	1,625	15,375	9,650	10,900	18,150	5,600	18,450	5,900