



HOMEOWNERS ASSOCIATION SUMMARY

How much are the Association Dues?

The Welden Village Property Owners Association (aka – the Master Association) dues are **\$66 per month**. Every homeowner in Welden Village is responsible for this monthly assessment.

Additional dues may be required depending on the neighborhood you live in. For example, Welden Ridge has additional dues of \$200 per month, and the Townes at Springvale Hill will have additional dues of \$120 per month to cover specific costs within those neighborhoods.

What is included?

Throughout the neighborhood, a Member of the Welden Village Owners Association has access and use of the active and passive common areas, such as Hammock Park, our dog park and other squares, parks and trails. There are several active clubs in Welden Village that members may participate in as well, including a garden club and a holiday committee to help make Welden Village look extra special during holiday seasons. The use of and reduced class fees at Kernersville Family YMCA and group fitness classes at the Cone Health MedCenter Kernersville wellness facility is also provided to Welden Village Association Members. And of course there is full-service landscape maintenance at entry signage and other common areas, including irrigation (where available), lighting and flower plantings, as well as maintenance of the multitude of water features throughout the Village. Keep in mind, that since all streets are public roadways within Welden Village, street maintenance and electricity for the many street lights are not Association expenses.

And, if you live in Welden Ridge...

These additional dues provide for a full-service home maintenance which includes year round lawn care, mulch & pine needling, irrigation, pruning, fertilization, annual gutter cleaning, power washing and other customary exterior home maintenance. Roof, siding and brick repair and replacement is included as well. In addition, common areas specific to Welden Ridge also are served by a landscape maintenance program, including mowing, hedge trimming, tree management and other customary treatments such as weed control, soil amendments, and leaf removal.

And, if you live in Springvale Hill...

These additional dues cover customary expenses associated with Townhomes, and general exterior maintenance. A full-service landscape maintenance program is also included which covers mowing, hedge trimming, tree management and other customary treatments such as weed control, soil amendments, and leaf removal. Roof, siding and brick repair and replacement is included as needed.

Who manages the Welden Village Associations?

The associations are managed by Wendy Parks, a veteran Association Manager who works with Priestley Property Management Company. She is responsible for the day to day management for Association related matters in Welden Village. She can be contacted by email at WParks@PriestleyManagement.com or phone at 336-379-5007.

EXCLUSIVE SALES AND MARKETING BY



BERKSHIRE
HATHAWAY
HomeServices
Carolinas Realty

Emily Dunlap

336-978-6706

Emily.Dunlap@BHHSCarolinas.com