

2011 James / Kilmer Service Fee Schedule

Assessment Late Fee
\$50 Fee per late payment

James/Kilmer Assessment payments are due on the first of the month. When payments are received at the Barrington Bank lock box after the 10th day of the month, unit owners are charged a \$50 late fee.

A direct debit plan is available for unit owner's convenience. Enrollment forms may be picked up at the Management Office or downloaded from the James / Kilmer website, www.jameskilmercondo.org

Condominium Documents
And By-Laws
\$20 per set

All new unit owners should receive a copy of the J/K Condominium Documents and By-Laws when they purchase their unit. Replacement copies are available in the Management Office for a \$20 fee.

Bike Storage
\$25 fee per bike space

James/Kilmer has three bicycle storage rooms providing 286 spaces for easy-to-access secured storage. Annual re-registration for bike space rental is in June. A waiting list is maintained on a first-come, first-served basis. Bike storage is not permitted on balconies or in common areas.

Fitness Membership Fee
\$75 Annual fee per person

James/Kilmer provides a professional quality fitness facility for use by residents 18-years and older. Annual registration occurs in May of each year. The facility was opened in October 2000 and the membership fee offsets the cost of equipment rental and maintenance. The fee is for a 12-month period from June 1 through May 31. Only first time memberships are pro-rated. All renewals are required to pay the full amount.

Garage Parking / Services
\$150 monthly J/K Resident
\$235 for Sandburg resident
\$255 for non-resident
\$125 for day parkers
\$80 – \$100 – special day
\$70 for motorcycles
\$10.00 for 1-12 hour coupon
\$15.00 for 13-24 hour coupon
\$35 for monthly car wash

The James/Kilmer Condominium Association owns the underground garage located between the two buildings. The operation of the garage is contracted to a third party, Standard Parking Inc. The association establishes parking rates based on comparable parking rates in the neighborhood. There is no fee for tire inflating and battery charging services. Car wash programs are available. Payments are due on the first of the month with a late payment fee of \$25.

**The changes for 2011 are as follows:
\$5 / mo increase to 24hr coupon with new rate structure below:**

\$10 for a coupon good for parking from 1 to 12 hours
\$15 for a coupon good for parking from 13 to 24 hours

Key Fob Fees
\$25 per key fob

James/Kilmer provided a new common area security Key FOB system in 2000. Replacement FOBS are available for \$25 each in the Management Office.

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Laundry Rates

.75 wash
1.00 super wash
.25/15 minutes dryer
1.75 wash for comm. washer

James and Kilmer both have laundry facilities in their buildings. The laundry rooms were remodeled in 2002 and prices have not been increased. A VTM laundry card system is currently in use. Laundry cards must be purchased from the VTM machines located in the laundry rooms for \$5.00 each.

Lock Out Fee

\$25 fee per lockout after hours

When a resident locks themselves out of their unit, Maintenance can assist by obtaining their secured additional unit key from the Receiving Room. The \$25 lock out fee is only charged to unit owners who use this service after hours when the Receiving Room is closed.

Party Room Rental

\$200 fee per event
\$250 additional refundable security deposit

This fee covers cost to the Association for maintaining the James House hospitality room for resident's private events. An additional refundable security deposit is also due at the time of reservation.

Pet Registration Fee

\$45 fee per dog
\$30 fee per cat

James/Kilmer welcomes dogs and cats of 40 pounds or less, with a limit of one dog or one cat per residential unit owned. Pets are registered annually. All new pets are required to be registered and photographed for association records. Owners with overnight guest pets are not charged a fee; however, the guest pet must be registered with the Office while he/she is on the premises.

Pet fees are assessed to offset the cost of wear and tear on the common area, pet supplies, and administrative costs associated with maintaining a "pet friendly" building. Dog runs and doggie waste mitts are provided by the Association and HOA (The Carl Sandburg Village Homeowners Association).

**The changes for 2011 are as follows:
Increase in dog fee from \$30 to \$45**

Transfer / Move In Fee

\$350 Unit transfer fee /
move in fee
(no fee charged at move out)

\$250 for internal transfer /
move

This fee offsets the Association's costs associated with residents moving, including, but not limited to: Unit sales administration fees; coding of intercom systems; receiving room personnel to supervise move and damages; maintenance personnel to prepare hallways and clean up after use of elevator and dock areas. The fee is paid once when legal unit ownership is transferred. An additional fee of \$350 will be charged to the lessee if the unit is leased by the owner, to cover all move-in charges. No fees are charged at the time of move out.

An Internal transfer / move rate occurs when a current J/K owner or other resident purchases or moves to another J/K unit.

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Labor rate - Work orders
\$50/hour

When J/K personnel provide services to a unit, parts and labor are charged. A fixed \$25 per half-hour minimum rate is charged for each service call with additional labor time billed at 15 minute intervals.

Closing Fee
\$50 Fee for Paid Assessment Letter

A \$50 fee charged for the "paid assessment letter" which is required by a seller in order to close on the sale of their Unit.

Condo Lease Fee
\$100 Fee for new leases

A \$100 fee charged per lease to Unit owners that rent out their units. Fee is charged on new leases only, not on renewals of existing leases.

Construction Revenue
\$250 Fee for Unit Remodeling

A \$250 fee charged to owners that are remodeling their Units. Fee covers costs of Maintenance staff supervision and cleaning up after contractors depart. Also includes time spent by Management personnel coordinating between contractor and unit owner, and Maintenance personnel inspecting work in units.

Water Shut-Off Fees
\$150 - James
\$100 - Kilmer

Fee charged to Owner when unit construction requires the Maintenance staff to shut the water off / on to a particular riser.