

# BLACK CREEK

— CHATTANOOGA —



## Black Creek Community Association Dues Overview

### Community Dues Base Assessment

- **\$140** per month (Billed at **\$420** per quarter)
- Billing Dates: January 1, April 1, July 1, and October 1. The due date is the last day of the month billed.
- A 1.5% finance charge (minimum of \$10) per quarter is applied on the billing date for unpaid dues from the previous quarter.
- All billing and payments are collected via the Black Creek AppFolio portal.

### Included Benefits

- Admission to annual Black Creek community events (see list below).
- Subscription to the quarterly community newsletter and periodic email communications.
- Landscaping and maintenance of community common areas, including nature trails, ponds, and Sports Complex outdoor spaces (playground, basketball court, dog park, picnic pavilions, and soccer field).
- Quarterly mantle inspection and replacement and yearly glass cleaning for all gas lantern mailboxes.
- Access to AppFolio - Black Creek's Community Association management online portal.
- Regular off-duty Chattanooga police patrols and 24-hour video surveillance monitoring.
- Community Association administration staff including (but not limited to) Accounting, Events Manager, Community Association Director, and Landscape/Maintenance.

### Community Events (Refer to Events Calendar for Dates)

- Neighbor Nights
- Spring Fling
- Pops on the Patio
- Back to School Bash
- Fall Festival

### Additional Assessments

- \$2000 Capital Contribution Transfer Assessment Fee is due at closing.
- Neighborhood Assessments
  - Renaissance Condo Association: Managed by Selby-Webb - Contact Marlene Selby - (423) 490-9797
  - Cummings Pointe Association: Contact Joanie Sompayrac - joaniecpa4@gmail.com
  - Festival Loop: Contact Ann Walker @ Earthscapes for landscape maintenance - (423) 855-8170
  - Nestledown Court: Contact Ann Walker @ Earthscapes for landscape maintenance - (423) 855-8170
  - The Pass Villas
  - The Pass Boulevard Homes