

Town Square Manor

Items covered by the Maintenance Fee:

- general building repair
- building services
- grounds - landscaping/snow removal
- security
- electricity - common areas
- social activities
- heat for building - including all individual units
- water and sewage
- administration fees
- insurance
- reserve funds
- elevator maintenance

Maintenance and Repair to Units

Items currently covered by the monthly fee are:

- unit furnace: clean and/or replace filters; A/C drip pans; motors
- controls as relate to unit heating system
- air conditioner: maintenance, repairs and replacement
- plumbing: toilet/shower/kitchen taps - all tap cartridges,
- toilets: floats, flapper, handles (not toilet seats),
- obstructions: natural blockage - no charge,
caused by foreign objects - charge to resident
- exhaust fans: kitchen/bathroom - checked/cleaned
- door hardware - check/repair/lubricate
- light fixtures - assisting/changing light bulbs;
all unit fluorescent lights
- wall sockets/switches replaced
- annual inspection of heat and smoke detectors
- dryer duct inspections and cleaning as required
- screen doors/window maintenance
- general caulking - windows/countertops