

## NORTHSTAR ASSOCIATION DUES & ASSESSMENTS

**NPOA Dues - \$1100 per year.** All members of the Northstar Property Owner's Association (NPOA) pay an annual fee of \$1100 per year. These NPOA dues pay for the maintenance and operation of the Northstar Recreation Center.

**Annual Assessments in Property Tax Bill (approximation only!!!)**

Tahoe Truckee School District/Sierra College - **\$ .93 per \$1000 of assessed value plus \$135.00**

Tahoe Forest Hospital - **\$0.24 per \$1,000** of assessed value

Road Maintenance - **\$345.00**

Sewer – House & Condos: **\$995**, NS Village rooms **\$453**

Garbage - **\$336.00**

Mosquito Control - **\$28.00**

**CONDOMINIUM OWNERS**

In addition to NPOA dues & NCSD (Northstar Community Services District) assessments, all condominium homeowners pay a monthly assessment. Assessments will vary by Association but in general these dues pay common area costs, such as snow removal in parking lots & pathways, exterior maintenance, security, water, fire insurance, management, reserve funding, etc. Currently, assessments are approximately:

ASPEN GROVE		GOLD BEND		INDIAN HILLS		SKI TRAILS		NS Village	
NOV - OCT		OCT - SEPT		NOV - OCT		OCT - SEPT			
SIZE	DUES	Size	Dues	Paid	Amount	Location	Dues	Unit	Dues
<b>STUDIO</b>	\$338.88	<b>2/1</b>	\$297.00	<b>MONTHLY</b>	\$544.00	<b>Ground Floor</b>	\$373.15	<b>2nd Floor</b>	\$564.27
<b>1/1</b>	\$408.18	<b>2/2</b>	\$426.00	<b>ACH</b>	\$539.00			<b>3rd Floor</b>	\$804.66
<b>2/1</b>	\$476.22	<b>3/2</b>	\$513.00	<b>IN FULL</b>	\$534.00	<b>Upstairs Units</b>	\$472.15		
<b>2/2</b>	\$481.90	<b>4/2</b>	\$597.00						
<b>3/2</b>	\$574.06			<b>All Indian Hills units pay the same monthly dues amount</b>		<b>Odd numbered Units are downstairs</b>		<b>Village Rooms are 2nd floor units Village Lofts are 3rd floor units</b>	
<b>END</b>	\$587.70					<b>Even numbered units are Upstairs Units</b>			
<b>4/2</b>	\$599.70								
<b>Includes Water and Basic Cable</b>		<b>Includes Water</b>		<b>Includes Water</b>		<b>Includes Water and Basic Cable</b>		<b>Includes Water, Electricity and Basic Cable</b>	
180 Units		127 Units		141 Units		144 Units			

Notes:

Dues & assessments are meant to be an approximation of some costs associated with property ownership at Northstar & are subject to change at any time.

Dues are as of 10/01/2017

**Sheridan Brokers**  
**Northstar Real Estate**  
 100 Northstar Dr., Truckee, CA 96161  
**(530) 562-1140**  
[www.SheridanBrokers.com](http://www.SheridanBrokers.com)