

Not sure where your monthly dues payments go?

Without a common pool or clubhouse to maintain, you may wonder exactly what happens to your monthly dues payments every month.

The Homeowners Association you became a part of when you purchased your home, is an entity with legal rights and responsibilities just like you. Since it cannot think and act for itself however, it requires a Board of Trustees and a management company to execute various necessary tasks—many of which indeed, are not things you see or think of every day.



Hidden Meadow HOA dues pay for:

Real Estate taxes on "Common Areas" within the property (Hidden Meadow Homeowners share ownership of two retention basins; one in Carneys Point, one in Penns Grove)

Common Areas' related liability and property damage insurance premiums, which the Association must pay

The maintenance, repair and improvement of Common Areas' storm water detention facilities

The cutting and fertilization of grass in the Common Areas

The removal of any accumulated or windblown trash in the common areas (in spring and fall)

Compliance with ordinances and governmental rules, and any easements and restrictions affecting the Common Areas.

The supervisory and management costs for the foregoing activities (This is the fee the Association pays DiLucia Management monthly for handling all of the above business, as well as for related administrative work such as collection of dues, timely payment of the Association's bills, managing Association bank accounts, filing taxes and conducting annual audits for the Association, communicating with homeowners and addressing their concerns/conflicts, and advocating for the Association with regard to vendor contracts, issues and pricing.)

Hidden Meadow dues DO NOT pay for:

Snow removal and landscaping services for individual homes

Individual homeowner taxes or insurance expenses

****When a homeowner or a bank (which may temporarily own a property) neglect a property within the Association, the Association *will* coordinate landscaping efforts so that an unkempt appearance does not detract from the overall tidy neighborhood aesthetic. In these instances, though the Association may front the funds, the cost is eventually passed on to the negligent owner (often recouped at time of sale).**