

PMAR Community Association Profile

Revision Date 12/6/2010

Development Name: **Falls Community Association**

Dev#: **1490**

Municipality: Lehman Township County: Pike

Annual Dues	
House : \$1,680.0	Lot
<input checked="" type="radio"/> Mandatory	<input type="radio"/> Optional

Fiscal Year Type	
Fiscal Year Type :	<input checked="" type="radio"/> Calendar <input type="radio"/> Fiscal
From: Jan.	To: Dec.

Association Name & Address	
The Falls Community Association	
RR 6 Box 6371	
Winona Falls Road	
East Stroudsburg	PA 18360
Contact:	Kat Dirato
Title:	Property Manager
Phone:	570-588-6935

Dues Include	Amenities
<input type="checkbox"/> Water	<input type="checkbox"/> Lake
<input type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Pool
<input checked="" type="checkbox"/> RoadMaint	<input type="checkbox"/> ClubHouse
<input checked="" type="checkbox"/> Garbage	<input type="checkbox"/> Security
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Central Water
<input type="checkbox"/> FHA Approved	<input checked="" type="checkbox"/> Central Sewer
<input type="checkbox"/> VA Approved	<input checked="" type="checkbox"/> Cable
	<input checked="" type="checkbox"/> Recreation
	<input checked="" type="checkbox"/> Other

Remarks

Meetings: held semi-annually; Other: landscaping, tennis courts, playground, snowplowing of roads/parking lots, shoveling of sidewalks; Email Address: fallscom@ptd.net. Website: www.thefalls.co.cc. Fax: 570-588-6936

ROADS & COVENANTS	
<input type="checkbox"/> RoadsPublic	<input checked="" type="checkbox"/> RoadsPrivate
<input checked="" type="checkbox"/> RoadsPave	<input type="checkbox"/> RoadsGravel
COVENANTS	
<input type="checkbox"/> Master	<input checked="" type="checkbox"/> Deed

Other Costs not Included in Dues	
Special Assessment:	
Transfer Fee:	
Meeting Date	
Resale Certificate	\$100
Capitol Improvement Fee	\$240
Tenant Registration Fee	\$50

Typical Lot Size 25 x 50	# of Lots: 246	# of Homes: 246	Minimum SqFt
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Right Of First Refusal Architect Review Required

Comments

246 Townhouses -- Fully Developed. *NOTE: Special Assessment/Emergency Fund: \$500. In fourth year/goes until 2012. \$100 a year or payments of \$10 a month from January to October. If dues are paid in full, discount offered only for the dues (5%)

Information Provided is believed to be accurate as of the above date but is not warranted.