

## Frequently Asked Questions

### 1. What is the definition of a Lot?

- a) A Lot is defined as the ground area that is created by the developer upon which a residence is to be located.
- b) Northfield Village is a planned unit development. Northfield residents own the land their home is built on and approximately 2' out from the foundation, also referred to as zero lot line. The rest of the land surrounding the Homeowner's Lot, referred to as Common Area, is owned and managed by the HOA.

### 2. What is the definition of Common Areas?

The land the Developer has transferred title to the HOA. All portions of the land of the Subdivision that do not become Lots and include all grassed and landscaped areas as well as unimproved areas. Common Areas encompass entrances, street islands, parkway and pocket park landscaping, berms, benches, gazebos, sprinkler system, trees and landscaping installed by the developer or the HOA. The HOA is responsible for properly repairing, replacing, controlling, maintaining, operating and insuring all Common Areas.

### 3. What is the definition of Maintenance Provided?

As previously noted, the HOA shall be responsible for repairing, replacing, controlling, maintaining, operating and insuring all Common Areas including lawns, sprinkler systems and installed landscaping and structures, erosion control (i.e. rocky) areas and other lesser or unimproved (i.e. rough and wooded) areas titled to the HOA by the Developer.

- a) Lawn care: mowing, edging, fertilizing, weed control, re-seeding of all grass areas and weed removal and treatment in several rocky areas. The HOA shall provide trimming, fertilizing and replacement of bushes and similar landscaping in Common Areas (ie: entrances, pocket parks).

Homeowners shall maintain the exterior of their residence and keep current or previous owner-installed landscaping clean and free of weeds. Homeowners are responsible for the care and maintenance of trees, bushes, shrubs, gardens and flowers located on their Lots that were added by the current or previous Homeowners. If the Homeowner fails to do so, after written notification and hearing, the Board of Directors may hire the work done and invoice the owner.

- b) Lawn irrigation: operating and maintaining sprinkler system and water. As a reminder, if you're doing personal landscaping please contact lawn care provider to mark sprinkler heads. Homeowner is personally responsible for damage and relocation of sprinkler heads and irrigation water lines.

- c) Snow removal of 2" or more on streets, driveways and path to front door. Ice removal or treatment may be done at the entrances to the subdivision.

4. Who is responsible for the care and maintenance of trees?

- a) Legacy trees are defined as trees located in the subdivision that existed before the subdivision was created. As part of the Common Area they are owned and maintained by the HOA. The HOA is responsible for properly repairing, replacing, controlling, maintaining, operating and insuring all Common Areas which includes Legacy Trees.
- b) Homeowner trees are defined as those planted by current or previous residents. The Homeowner is responsible for the care and maintenance of those trees.
- c) Street trees were placed and are owned and maintained by the City of Kansas City and are not the responsibility of the HOA. The HOA, at their discretion, may replace fallen or damaged trees along the Common Areas of Line Creek Blvd. to maintain the aesthetics of the Northfield Village community.

5. What does the Homeowner pay taxes on?

- a) Northfield Village Homeowners own and are taxed on their home and the land it is built on plus approximately 2' out from the foundation.
- b) The rest of the Lot (land) is considered Common Area and is owned by the HOA. The HOA does not pay taxes on it because our HOA is incorporated in the State of Missouri as a not-for-profit corporation. Our HOA does not pay taxes on Common Ground Areas.

6. What are the responsibilities of the various Committees?

a) Grounds Committee

To be the community liaison with the Company hired by the HOA to maintain our community. This consists of mowing, edging, fertilizing, weed control, landscaping of common ground areas, lawn irrigation, maintenance of sprinklers and snow removal.

b) Beautification Committee

This committee is a part of the Grounds Committee and serves as advisors for our Common Areas regarding landscaping, maintenance and new installations for the entrances, gazebos, islands and pocket parks throughout the neighborhood and along Line Creek Pkwy. The committee makes recommendations to the Board as to what annuals and other plants would be best suited for the areas and communicates with the Grounds Committee regarding maintenance and irrigation needs for the above mentioned areas.

c) Architectural Committee

Establish and maintain the quality, character and aesthetics of the Subdivision Lots including: building plans, specifications, exterior color scheme, exterior materials, location, elevation, lot grading plans, landscaping plans (shrubs, trees, sculptures, lighting, decorative objects on the exterior of the residence or in the yard) and use of any proposed exterior structure.

The Homeowner's personal landscaping plans should be submitted to the Architectural Committee for approval. The Homeowner is personally responsible for damage to sprinkler heads and irrigation water lines.

**d) Social Committee**

Arrange all general social functions in our community. This includes the annual Spring Fling, Fish Fry, Holiday Party and Garage Sale.

**e) Communications Liaisons**

Provide timely and accurate information via email to the Northfield residents. The Communications Liaisons are responsible for working with the Website Webmaster, as well as updating the Master Directory, Calendar of Events, and Help List.

**f) Care Committee**

Welcome new residents by hosting a Get Together in the home of a committee member for all new residents, providing a packet of Northfield information and answering their questions. Additionally, in the event of a death of a resident, the Committee will offer condolences from the community and take food on behalf of the Northfield residents.

**g) Bylaws and Documents Committee**

Revise, update and clarify the Northfield Village HOA documents as necessary for better understanding for the residents. The committee will make any addition or deletion suggestions to the Board as neighborhood issues or concerns develop or change.

**7. What type of liability insurance coverage does the HOA provide?**

The HOA has the usual and customary general liability insurance coverage for HOA's.

**8. Where do the residents of Northfield Village vote?**

We vote at the Primrose Retirement Community located just south of our community at 8559 N. Line Creek Pkwy.

**9. How do I access the Northfield Village Website?**

Our website is full of great information regarding our community. Our Communications Liaison will contact the Webmaster when we have a new Homeowner, an e-mail address change or when a resident moves out. As soon as a new resident purchases a home they are given access to the Northfield Website to view our community documents, calendar of events, request forms and monthly HOA Board Meeting minutes.

[http://www.northfieldhomes.org/northfield/nha\\_home\\_page.php](http://www.northfieldhomes.org/northfield/nha_home_page.php)

**10. When is Trash and Recycle Pick-up?**

Monday. If a Holiday lands on Monday trash and recycle pick-up will be delayed until Tuesday. Recycle bins may be placed at the curb the night before pick-up but it is suggested that residents wait until trash collection day morning to set out their trash. This will prevent raccoons or other varmints from getting into the trash bags and scattering refuse around the neighborhood.

Homeowner yard waste is picked up on the first Monday of each month.

11. When are the HOA Annual and Monthly Meetings?

The Annual Meeting is held in the month of November at Primrose Retirement Community located just south of our community at 8559 N. Line Creek Pkwy. Monthly Meetings are currently held the 3<sup>rd</sup> Thursday of each month at Primrose Retirement Community. E-mail notifications are sent to all residents prior to the meetings.

12. What is the Annual Assessment?

The annual dues assessment is \$1720 per year due and payable on the first day of January of each year.

13. What are the approved Home Paint Colors?

A list of approved exterior paint colors is available on Northfield's website under the Community Guidelines tab.

14. Homeowners and Their Pets

It is the Homeowners responsibility to clean up after their pets in the Northfield Community.

15. Are Solar Panels Permitted in Northfield Village?

If Homeowner is considering the addition of solar panels to their home, so as not to be readily visible from the street, they must contact the Architectural Committee for prior written approval.