



Pexels Photo by Ann H

Trash Pickup

THURSDAY



Questions/service issues regarding Trash Removal or Recycling:

Kimble Companies
(800) 201-0005

customerservice@kimblecompanies.com

Association Administrator

condohome, limited

Phone (440) 572-7649

Fax (866) 743-3451

Website

<https://sptail.condohome.net>

Send email from form on site

The 2026 Budget



In the Budget preparation process for the year, the Association continued to use its "Bottom up" method, where a clean slate is filled with estimated costs for essential budget items, desired Common Expense items, some of which were suggested by Unit Owners and the preliminary total amount for the year is evaluated. After several adjustments, the preliminary budget is calculated again and additional "passes" are conducted until a figure is obtained that meets the requirements of the governing documents and provides essential services to maintain the Common Elements and provide reserves for future capital replacements. This year, the first pass would have resulted in a substantial increase in monthly assessments.

The figures approved by the Board results in an increased budget for 2026 in the amount of \$97,039. Although not a factor in the final budget calculations, but preliminary year end figures for 2025 indicate that the Association will have expenses over income of approximately \$6,600, which will result in a loss for 2025.

The 2026 budget provides funds for operations such as repairs, insurance, landscape maintenance, accounting, management, snow removal and reseves. The Budget also includes Funds to cotinue the trim painting program. Efforts will be made to spot clean siding areas on buildings not painted.

It is anticipated that insurance costs will continue to increase, a budget item that has doubled in the past three years. Grounds maintenance costs will be stable due to a multi year agreement recently approved by the Board, but services to mature trees on the property can result in costs exceeding \$10,000 for a single work order. Funds to maintain concrete pavement are provided along with some anticipated selected roofing services.

This budget is contingent upon the Association receiving a waiver of the Fully Funded Reserve Requirement. Please return your waiver card if you have not done so as the reserve budget will have to be revised and assessments increased if the waiver is not approved.

2026 Assessment Rates

Regular Assessments, which are due on the first day of the month, effective January 1, 2026:



Ownership Percentage: 2.525% - **\$205.00** per month

Ownership Percentage: 2.85% - **\$231.00** per month

Payments may be mailed to **680 South Point Trail, Berea OH 44107** or placed in the drop box at the north mailboxes near the gazebo. When using a bank bill pay service, please use the 680 South Point Trail address and your house number as the account number. ***If you have set up automatic payments for a specific amount, please remember to adjust the payment to the 2026 amount.***

Gas Appliance and Fireplace Safety

Periodic maintenance is necessary to provide safe operation and minimize the possibility of the effects of carbon monoxide buildup. These items should receive your attention:

- ***All new furnace & water heater installations require a building permit*** issued by the City of Berea. ***You should see the permit before work is started at your home.***
- Furnaces and hot water tanks should be cleaned and adjusted annually, to provide efficient and safe operation.
- ***All homes must have working smoke and carbon monoxide detectors*** installed according to manufacturer's instructions. Proper location of detectors is important to prevent false readings and to insure that units are audible in sleeping areas.
- ***Do not warm up cars in the garage*** or park vehicles by backing them into the garage.
- Never operate unvented fuel-burning appliances in any room where people are sleeping.

- Do not store propane gas tanks in the unit or garage. Return them to the dealer.
- Be sure to open the fireplace flue before operation
- Firewood must be placed away from the building to prevent siding damage and insect or vermin infestation. Buy small quantities as wood can't be stored on the common grounds.

Insurance Certificate Requests



At policy renewal time around March of each year, or at other times when your loan may be sold on the secondary market, some lenders will send you a notice requesting information regarding the Association's coverage. Please send a copy of that letter to PO Box 360426, Strongsville OH 44136, fax to (866) 743-3451, or e-mail using the form at <https://sptrail.condohome.net>, so that the new carrier may provide a certificate of insurance to your lender. We cannot take insurance certificate requests by telephone call.

Ice Dams

Ice dams and resulting icicles hanging from roof areas usually occur after a heavy snowfall and several days of freezing temperatures. Warm air inside your home leaks into the attic and warms the underside of the roof causing snow and ice on the roof to melt. The melted water will drain along the roof, under the snow, until it reaches the cold overhang. The overhang being at the same temperature as the outdoors causes the melted water to re-freeze and form an ice dam and icicles.



- Use caution when walking under icicles
- Do not go onto the roof, overhangs or attempt to remove ice dams from the ground as falling ice, debris or tools can cause personal injury or damage the roof or gutters

South Point Trail Condominium

2026 Budget

		Adopted	
		01/10/2026	
INCOME	2025	2026	
Regular Assessments	\$92,555.00	\$97,039.00	1.0484
Interest Income	0.00	0.00	
Administrative Assessments	0.00	0.00	
Recovered Legal	0.00	0.00	
Miscellaneous Income	0.00	0.00	
Total Income	\$92,555.00	\$97,039.00	\$224.63
EXPENSES			
Landscape/Snow Removal	39,255.00	39,255.00	
Additional Landscape/Snow	7,000.00	1,000.00	
Maintenance & Repairs	8,500.00	8,500.00	
Street Lighting	1,700.00	1,700.00	
Administrative Assistant	3,504.00	3,600.00	
Administration	5,340.00	5,500.00	
Additional Professional	300.00	300.00	
Office Expense	274.00	274.00	
Legal Expense	600.00	600.00	
Insurance	24,572.00	29,300.00	
Taxes	10.00	10.00	92.8%
Total Operating Expenses	\$91,055.00	\$90,039.00	\$208.42
Reserve Fund			
<i>Expenditures</i>			
Concrete	0.00	4,000.00	
Roofs	0.00	0.00	
Other Capital Expenses	0.00	0.00	
Total Capital Expenses	0.00	4,000.00	
<i>Apportioned Reserve</i>			
Concrete	500.00	1,000.00	
Roofs	500.00	1,000.00	
Other Capital Expenses	500.00	1,000.00	
Total Apportioned Reserve	\$1,500.00	\$3,000.00	7.2%
Total Reserve	\$1,500.00	\$7,000.00	\$16.20
Total Expense & Reserve	\$92,555.00	\$97,039.00	
NET INCOME / (LOSS)	\$0.00	\$0.00	

- Seal air leaks to your attic to stop warm air leakage, the source of the problem
- Most ice dams and resulting water leaks are not a result of a defective roof, but a function of heat loss from the building melting snow on the roof.
- Keep second floor closet doors closed to reduce warm air leaks through attic access panels
- The sun will cause melting even in freezing weather



Trash Collection, Pets and Complaints

- Place carts at the curb no earlier than 4:30 PM Wednesday.
- If a holiday occurs during the week, the collection day will be Saturday.
- Remove refuse carts from the curb by 6:00 PM Thursday.

Trash Cart -

- Bagged household garbage and non-recyclable trash
- Cart lid opening must face the street and handle must face the home and placed on tree lawn approximately 3 ft. from curb

Recycle Cart -

- Cans, Cartons (milk, soup, broth and juice)
- Glass bottles and jars
- Paper and cardboard (excluding sanitary items and those contaminated with food)
- Plastic bottles & jugs

Recycling Guide -

<https://www.kimblecompanies.com/Resources/Recycling-Guide>

Bulk Item Guide -

<https://www.kimblecompanies.com/Portals/0/PDF/Bulk-Item-Guide-4791.pdf>

Pet Waste must be removed immediately after its deposit on the grounds.

- Pets must be **hand leashed** whenever outside your unit.

Complaints about an Association resident must be in writing, contain the signature of the complaining party and be sent via US Mail. Complaints about resident behaviour are not accepted in person or by telephone, fax, or e-mail.