

Crestwood Condominium Association  
P. O. Box 321185  
Birmingham, AL 35232  
(205) 852-2010  
crestwoodth@yahoo.com

Condominium Association ID: CH1131-3

Breakdown Of The Monthly HOA Fees:

- Blanket Insurance Policy On All Buildings (exterior), Owners must carry Condominium Contents Insurance
- Termite Bond (exterior)
- Garbage Removal (Monday & Thursday except for Holidays).
- Legal Costs (liens, foreclosures, collections, attorney, etc.)
- Accounting Fees (filing taxes, auditing records)
- Office Supplies (paper, ink, postage, labels, etc.)
- Delinquencies and Collections
- Ground Maintenance (lawn cutting, tree trimming, potholes, fences, etc.)
- Club House Maintenance (electric, gas, phone, water, sewer, cleaning supplies, pool)
- Security

Insurance Provider:

Farmers Insurance Group  
Darryl L. Humes Agency  
1305 4TH AVE S  
Birmingham, AL 35233  
Phone (205) 714-7300  
Fax (205) 323-6446

Termite Bond:

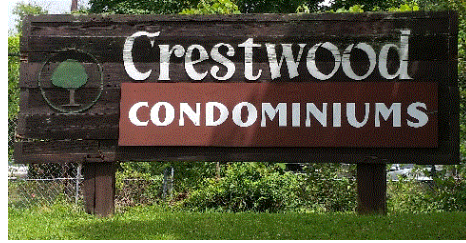
Guaranty Pest Control (for termites, exterior only)

Association Fees: Due the 1st through the 10th of the month. After the 10th, \$20 late fee.

Water & Sewer Fees: Monthly billing according to usage, owners are responsible for all costs. Due the 1st through the 10th of the month. After the 10th, \$20 late fee.

Courtesy water disconnect:

Owners may request water service be stopped while a unit is unoccupied for a period of longer than one month. Notice of three business days is required. A person must be on-site when the water is turned back on.



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**The Bylaws of Crestwood Condominium Association does not provide for roof replacements. It does provide for yearly special assessments for financially large ticket maintenance items, such as roofs, gutters, or power washing the exterior.**

**The Association will do a patch if possible. There was a special assessment in 2012 for roof replacements using 30-year shingles, and those which were replaced prior to 2012 were excluded from that assessment.**

**The Association Board is not responsible for the interior of the unit, nor windows and doors. The Owner must carry insurance on the interior of the unit from ceiling to floor, sheetrock to sheetrock.**

**The Board of Directors encourage all owners to familiarize themselves with the Bylaws, and Rules and Regulations.**

**Cordially,**

**The CCA Board**