



MORNINGSIDE COMMUNITY ASSOCIATION

ASSESSMENT INFORMATION



SECURITY

- In-House Security Staff (CPR and AED Certified)
- On-Site Security Surveillance Center with Extensive CCTV Camera System
- Transponder Gate Access
- 24-hour Guard Gated Entry at Main Gate and Continuous Community Patrol
- Home Alarm Monitoring and Maintenance
- Property Watch Service (Additional Fee Applies)

LANDSCAPE & GENERAL MAINTENANCE

- In-House Landscape Staff
- Fall Flower Planting
- Summer Flower Planting (Additional Fee Applies)
- Annual Common Area Tree Trimming
- Common Area Landscape Maintenance
- Lake and Fountain Maintenance
- Weekly Common Area Pest Control
- Annual Roof Inspection of Foam Roof
(All Repairs and Maintenance are the Owner's Responsibility.)
- Exterior Painting of Homes (All Repairs and Maintenance are the Owner's Responsibility.)
- Annual Holiday String Lighting of Palms at Main Gate and along Johnar Boulevard
- Common Area Street Repair and Maintenance
- Dog Park
- Seven Community Pools and Spas

ADMINISTRATION

- On-site and In-House Administrative Staff
- Notary Service at No Charge
- Shipping, Fax and Copy Services Available
- Private Driver Service (Additional Fee Applies)
- Bulk Spectrum Cable and Ultra Internet (2 HD-DVRs or XUMO devices, TV Select, Digi Tier 1&2, HBO and Showtime)

TOTAL MONTHLY ASSESSMENT **\$1,740**
(Dues information for fiscal year ending 03.01.27)

THE COMMUNITY

Developed by Trojan Properties & The Equitable Life Assurance Society of America

- 363 Homes on 320 Acres
- 140 Acres of Golf and Club Facilities
- 165 Acres of Residential Area

MORNINGSIDE COMMUNITY ASSOCIATION

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