MORNINGSIDE COMMUNITY ASSOCIATION
ASSESSMENT INFORMATION

bennion deville HOMES

SECURITY

- Transponder gate access
- 24-hour guard gated entry at main gate and continuous patrol
- Home alarm monitoring and maintenance
- On-site security command center and extensive CCTV cameras and security system
- In-house security staff (CPR and AED certified)
- Exterior Watch service available through the in-house security staff (additional fee applies)

LANDSCAPE

- Fall flower planting
- Summer flower planting (additional fee applies)
- Common area landscape maintenance
- Lake and fountain maintenance
- Annual tree trimming in common areas
- In-house landscape staff

GENERAL MAINTENANCE

- Weekly common area pest control service
- Annual foam roof inspection (does not include repairs or sky light replacement)
- Exterior painting of homes and common area walls (Every 12yrs exterior; every 6yrs trim painted)
- Holiday string lighting on the palms at the Main gate entry and along Johnar Boulevard
- Street repair and maintenance

AMENITIES

- On-site Dog Park
- Seven heated community pools and spas, including maintenance and furniture
- Bulk Spectrum Cable and Ultra Internet (2 HD-DVR or XUMO boxes, TV Select, Digi Tier 1&2, HBO, Showtime)
- 24-hour shuttle service available (3rd party fee applies)

ON-SITE HOMEOWNER'S ASSOCIATION OFFICE

- Notary Service at no charge
- Sending and Receiving of packages and mail
- Fax and Copy Service
- Wi-Fi internet and computer access available in the HOA office
- In-house and on-site administrative staff

TOTAL MONTHLY ASSESSMENT **$1,450**

(Dues information for fiscal year ending 03.31.26)

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



KYM DIAS & DAVID TALLMAN
REALTORS® | LUXE DIRECTORS

KYM DIAS, 760.567.7524, KDIAS@BDHOMES.COM
DAVID TALLMAN, 760.285.5922, DAVIDMARKTALLMAN@ICLOUD.COM
HomesAtMorningside.com
DRE# 02031641 | 01372816

