



# CORDILLERA

## 2019 Assessment Summary

### What is the Annual Assessment for 2018?

The 2018 Annual Assessment is \$3,000 for each property.

### Do lots and homes pay the same amount?

Lots and homes are treated as individual units and are subject to the same assessment.

### What is the Real Estate Transfer Assessment (RETA)?

The CPOA levies a 2% real estate transfer assessment on each real property transfer within the CPOA. For each transfer, 2% of the sales price is due to the CPOA at the time of transfer.

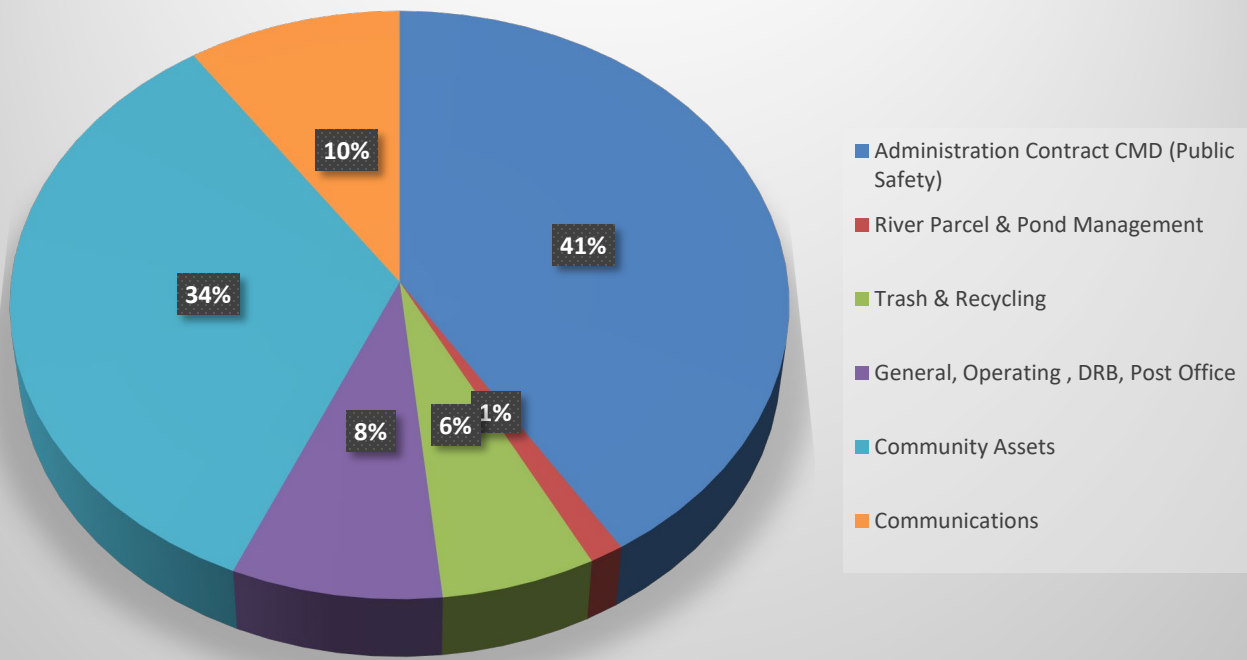
### What do I receive for my assessment?

Property owners are entitled to these amenities with the payment of their assessment.

- Community Services
  - Administration of the CPOA by a professional staff
  - Curbside trash and recycling pickup
  - Post office services and a post office box at the Cordillera Post Office
    - Property owners can use their physical address as their mailing address
- Public Safety Services
  - Manned gate houses to greet property owners and visitors
    - Gates are manned 20 hours per day
  - Vehicle patrols
  - First response for medical/fire emergencies from within Cordillera
- Recreational Facilities/Services
  - Fly Fishing Program
    - Access to the Cordillera Eagle River Parcel for fishing
    - Access to stocked ponds located on Cordillera property
  - Nordic Trail Program
  - Access to Nordic trails for skiing and snowshoeing located at the Mountain Course
- Athletic Center at Cordillera
  - Access for property owners
    - No access fees for property owners' family members or in-residence guests
  - Up to nine free classes per week (subject to seasonal changes)
  - Personal training services (fee-based at user expense)
  - Indoor salt water lap pool
  - Outdoor salt water spa
  - Two outdoor tennis courts
    - Tennis ball machine available free of charge
  - Two outdoor pickle ball courts
    - Rackets and balls available free of charge
  - Men's and Women's steam rooms
  - Fully equipped cardio room
    - Includes treadmills, elliptical machines, stationary bikes, and stair climbers
    - Each piece of equipment has own TV
  - Fully equipped weight room

- The Trailhead at Cordillera
  - Community Center and pool facility
  - No fee daily access for property owners
    - No access fees for family members or in-residence guests
  - Outdoor salt water pool with slide and lounge areas
  - Outdoor salt water wading pool
  - Outdoor salt water spa
  - Manicured lawn area with games available for use
  - Park with children’s play area
  - Locker facilities
  - Spacious Community Center building with large deck
    - Available for rent for private functions
  - Cordy Camp Summer Day Camp
    - Available for children ages 5 to 12
    - \$45 per child per day property owner, \$55 per child per day non-property owner
    - Additional instruction clinics (golf, swimming, tennis) available for a fee
  
- The Short Course at Cordillera
  - Dave Pelz designed 9-hole executive course
  - Practice area
  - Professional instruction available (fee-based at user expense)

## Where is your \$3,000 spent?



\*Capital Expenses not included