

**Chimney Hill Owners Association, Inc.**  
**2025-2026 Assessment and Service Fees**

See Reverse Side for Plowing Contract – requires signature

**A few service notes:**

Rubbish service includes a once per week (Mondays) removal, unless holiday or snow event, then a Tuesday removal can be expected.

Plowing program rates include one-time loader work if necessary. Additional loader work can be requested but will be billed at a rate of \$ 135.00 per hour.

Chimney Hill reserves the right to deny plowing services to owners.

Services are time sensitive and are not pro-rated; services will not begin until payment is received

Your prompt payment of services will assure uninterrupted services.

**Please Note: We are limited to 450 driveways for plowing services, please remit payment early to ensure you make the service limit!**

*Please complete & check the following items and return with your check for the total amount due to:*

*Chimney Hill Owners Association, Inc., PO Box 415, Wilmington, VT 05363*

**2025/26 Assessments**

	<u>Service Dates</u>	<u>Price</u>	
Home Assessment (single payment).....	04/01/25 – 03/31/26	\$1,596.12	[ ]
Home Assessment (2 payment) \$50.00 service fee included in first payment.			
<b>First payment due by May 31, 2025</b> .....		\$848.06	[ ]
Second payment of \$798.06 will be billed and is due by <b>September 30, 2025.</b>			
Deed Restricted Lot Assessment (DRL).....	04/01/25 – 03/31/26	\$239.42	[ ]
Lot only Assessment.....	04/01/25 – 03/31/26	\$1,073.04	[ ]

**Optional Service Fees**

Renter/Guest Fee - Summer .....	05/01/25 – 10/31/25	\$675	[ ]
Renter/Guest Fee- Winter .....	11/01/25 – 04/30/26	\$600	[ ]
Renter/Guest Fee – Year- Round (save \$75).....	05/01/25 – 04/30/26	\$1,200	[ ]
Guest Fee Card ( <b>only allowed one (1) per year</b> ).....	5 use	\$150	[ ]
<b>(for owners &amp; guests only, not renters)</b>			

Plowing/Sanding/Rubbish YR(save \$100 must select now, no proration)	05/01/25 – 04/30/26	\$1,400	[ ]
Plowing.....	11/01/25 – 04/30/26	\$575	[ ]
Plowing/Sanding.....	11/01/25 – 04/30/26	\$950	[ ]
Rubbish Collection YR.....	05/01/25 – 04/30/26	\$550	[ ]
Rubbish Collection - Summer Only .....	05/01/25 – 10/31/25	\$300	[ ]
Rubbish Collection – Winter Only .....	11/01/25 – 04/30/26	\$300	[ ]

Trailer Parking: please call the office 802-464-2181. Spots are limited & need to be assigned.

Wildlife-Proof Rubbish Bin (delivered and installed) Call the office for information on pricing, 802-464-2181.

"Keep the Events Alive" Donation, Please write in the amount of Donation..... [ ]

Check # \_\_\_\_\_ Total Enclosed \$ \_\_\_\_\_

Name: \_\_\_\_\_ CHOA Lot # and Street : \_\_\_\_\_

Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

*Don't forget that Chimney Hill also supplies other services including driveway repairs, special rubbish pick-up of appliances, furniture and other large household items (electronic items excluded). Please contact the office, (802) 464-2181, for details and pricing.*

**Chimney Hill Owners Association, Inc.**

**Plowing Services Contract**

1. The owner understands that plowing of a particular location may not clear the area to "bare ground" and that slippery conditions may continue to prevail even after plowing and/or sanding services have occurred. The owner understands that Chimney Hill assumes no liability for this naturally occurring condition. The owner is aware that weather conditions may change rapidly and without notice and that Chimney Hill assumes no liability for such changes in conditions. Snow tires are expected to be on an owners' or guest's vehicles.
2. The area to be plowed will be the residential driveway from the street to a safe distance from any structures/obstacles. Homes with garages will be plowed, whenever possible, to within three(3) feet of the garage door.
3. Driveways will be cleared once per 24-hour period, when driveway snow depths reach approximately three(3) inches. Plowing times are dependent on snow accumulations and may vary from day to day. Snow is plowed to, and stored at, on-site locations.
4. Chimney Hill does not plow driveways in the dark or if whiteout conditions exist. It is the owners, tenants' responsibility to move vehicles from driveways when Chimney Hill is out plowing. The plow operator is honking their horn to let you know it's time to move your vehicle(s).
5. Though we accept responsibility for damages caused by driver error, Chimney Hill is not responsible for damages to unseen or unmarked objects, or driveways which are unable to withstand normal snow removal operations.
6. Owners, tenants, guests or any other present party will not hold Chimney Hill responsible for any accidents which occur on, or around, the driveway before, during or after snow removal which do not directly involve our equipment.
7. Owners, tenants, guests, etc. agree not to place any obstacles in, or alongside, the driveway. If obstacles are present, Chimney Hill will not plow that portion of the driveway. Owners, tenants, etc. should snow stake any altered portions of the driveway, which could become invisible to equipment operators during snowy conditions. It is understood that the Chimney Hill is not responsible for incidental damages from plowing to any unmarked items including: rubbish bins, propane/storage tanks, ground cover, shrubbery, landscape lighting, stone walls, landscape ties (not marked), movement of gravel, moving of vehicles, and snow piling around parked vehicles.
8. As part of this agreement Chimney Hill, at its sole discretion, will bucket load snow when buildup of snow warrants. This service will be performed free of charge one(1) time during the winter season. If an owner requests additional bucket loader work for snow removal this will be billed to the owner on a time and equipment basis with a minimum charge of \$ 135.00.
9. Owner will notify the Chimney Hill Owners Association administration office by phone, (802) 464-2181, 24 hours in advance of their estimated arrival time if their arrival will be between Sundays and Thursdays during the plowing season. If the owner is a full-time resident during the plowing season, they will also notify the Chimney Hill Owners Association administration office by phone at the beginning of the plowing season.
10. Chimney Hill Owners Association reserves the right to refuse service to any customer whose driveway is not adequately maintained prior to the plowing season and/or if, in the opinion of Chimney Hill, the driveway cannot be safely plowed and may put our staff and/or equipment at risk. Deep ruts, lack of gravel, exposed rocks, ledge, and unkept trees/branches are examples of poorly maintained driveways.
11. In the event that plowing services are terminated by either party a prorated portion of the plowing fee will be returned to the owner.

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Date

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Signature