

## Re: Cluster Housing amendment



**From** Peter Thornton <[pthorntonnd@gmail.com](mailto:pthorntonnd@gmail.com)>  
**To** PB Chair <[planningboard@townoflongisland.us](mailto:planningboard@townoflongisland.us)>  
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Steve, All developers along with their proposal to the planning board would be required to submit the homeowners association responsibility for the common area. They are either documents or covenants These usually cover CAM charges ( Common Area Maintenance )

The name or label would be the name of the development ( # Northland development documents or Covenants )

Hard to predict the cost and what is included . Depends on the developer and what he is proposing . Maybe just a statement that Cluster Development requires a homeowners association. They should be required to submit a draft of rules and regulations pertaining to the homeowners along with their application .

There are laws regulating condominium documents not sure on homeowners associations.

If there was a common septic and well the maintenance and cost would be shared by each owner depending on the lot size or square footage of the building . If they are all the same then they share equally.

Most associations have money in reserves to cover any future costs

Peter

On Wed, Mar 3, 2021 at 8:05 AM <[planningboard@townoflongisland.us](mailto:planningboard@townoflongisland.us)> wrote:

Peter

I'm working on the revisions. We're going to require property owners to be in an association to share certain costs. As part of the required subdivision application the developer/subdivider will have to include a document that lays out the obligations of each property/home owner.

(1) How should we label the association? What should we call that document?

(2) Right now, I have maintenance and replacement of the community septic and/or water system and the common space. Should those costs be

equal for each propeprty? Should it include escrow to cover future costs?

(3) What else should it include?

Steve