

HOA Benefits

Madison Park HOA

Expenditures - Applying to Association Common Areas

Electricity (5 meters) - For Irrigation Systems

Alley lights

City of Raleigh - Water for Irrigation Systems

Lawn Maintenance - For 4 Parks and Common Areas

Tree Maintenance

Beautification - Additional Plantings or Replacements

Lighting - In 4 Parks

Fountain - Maintenance Costs

Gazebo - Maintenance Costs

Masonry & Fencing - Maintenance Costs

Mailboxes - Maintenance Costs

Alleyway - Maintenance Costs

Alleyways - Repaving or Sealing

Miscellaneous - Backflow Inspection

Reserves - Allocation

Sidewalk repairs - Madison Park Ln - Pvt St

Trees - Removal or Replanting

Fountain - For Replacement

Gazebo - For Replacement

Mailboxes - For Painting

67 Members of the HOA - Includes Parkhomes

Current Dues \$733 every 6 Months in 2026

Madison Park Parkhomes HOA

House Power Washing - Annually

House Wood Rot Allowance -

Annually - Currently \$500 with Conditions

House Painting Full - Every 10 Years

House "Low Hanging Fruit" (LHF) - Every 5 Years

LHF - In general is Railings, Corbels and Bollards on Front Porch(s), Trim on

Front Porch(s), Columns and Steps Risers on Frt Porch

Does not include - Restain/Painting of Porch(s) or Steps

Note: House siding is Hardie Board but much of the trim is Wood; when wood rot occurs, we try to replace rotten pieces with PVC material to prevent wood rot in the future

10 Members in Parkhome HOA which is subassociation within MPHOA

Monthly Operating Expenditures

Electricity (2 meters) for Irrigation System

Water (2 meters) for Irrigation System

Grounds - Regular - Mowing,

Fertilizing, Seeding & Weed Control

Grounds - Extra Maintenance -

Bushes Trimming 3 Times/Yr - Up to 10 Ft

Grounds - Irrigation Repair - When Needed

Assessment - 2026 - \$300/Month