

# Granville Syndicate Co-op Info

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**Rental Rules:** No rentals allowed unless co-op decides to approve in the event of a hardship. No units are rented now.

**Reserves:** Reserve fund balance is \$11,139.02 as of April 30, 2022, operating fund is \$4,440.74.

**Unit Assessments:** Monthly assessments of \$399. Unit 3E's tax liability for 2020 was \$2800.33, which is paid to the co-op in 2 installments per year and the co-op pays the taxes to the county.

**Special Assessments:** No special assessments are anticipated (for any project). Association will be looking into landscaping options for the back dirt area. Timing isn't set, this will not be a special assessment.

**Recent Building Work:** Roof was sealed (around all openings/vents) and painted in 2021. Building had a fire in approximately 2013 and most of the units/building systems were renovated at that time.

**Amenities and Locations:** Common rec room/hobby space is in basement on west side of building and is open for residents to use. Bike Storage in basement.

**Pets:** Pets are allowed, no formal count or weight restrictions.

**Additional Notes:** Each unit has equal share of building: there are 6 shares total, each unit owns 1 share. Building participates in optional composting service. Unit owners pay \$19.50/month. 1 common water heater for building.

## **Steps for Co-op Application:**

- The prospective buyer will fill out a questionnaire and submit documentation about income / asset history to the board (the board is comprised of a resident of each unit - so 6 people who live in the building).
- The prospective buyer will have an informal in-person (or zoom) meeting with the board.
- The board will then vote on whether to approve the sale.

## **Management Contact:**

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