

FAQ's About Finney Crossing Condominium Association

Who is the Association Manager: Marian Servidio & Bethany Rule; Email: marian@ppmvt.com, bethany@ppmvt.com; Phone: 802-860-5050

- How many units in the Association? 60
- What is the pet policy? 2 pet maximum
- Is there a rental cap? If so what is the cap? No
- Are short term rentals allowed? No
- What is the minimum leasing term? 6 months
- Who is the Association Insurance Agent? The Essex Agency
- What is the Association Deductible: \$5,000
- What amenities does the Association have? Individual garages, pool, clubhouse, tennis court
- What do the condo dues cover? Water/Sewer, Compost, Recycling, Trash, Landscaping/Plowing, Dryer vent cleaning, Deck power wash/reseal every 3 years (Upper floor condos)
- What is the range of monthly dues? \$263.00 for 2026

Can I pay my assessments online?

Yes! Once you are logged in, select the "Make a Payment" button to be directed to the payment processing service.

1. I have a question about my account or billing. How do I contact the management company?

Log into your owner portal by entering your Login information in the top right corner of this site. Once logged in, scroll to the bottom of the page, and Click the *Submit a New Request* button. From there, click the *General Request* button and select "Billing Question" from the *Choose Type of Request* Drop-down box. You can select "General Question" if you need information about your association but not specifically about your owner account.

I own multiple properties and/or I am a member of a Community Association that has a Master Association. How do I see and manage both of my accounts in my Owner Portal?

Log into your owner portal by entering your Login information in the top right corner of this

site. If you don't already see all of your properties linked to your portal you can scroll to the bottom of the page, and click the *Submit a New Request* button. From there, click the *General Request* button and select "General Question" from the *Choose Type of Request* Drop-down box. Please provide the details of the accounts you would like to link, and let us know what your mailing address is if it is not already the same on all accounts.

What are the Governing Documents of an Association?

Property owners associations derive their basic legal authority for their existence, activities, and actions from state statutes (laws) and certain legal documents:

- Articles of Incorporation
- Declaration of Covenants, Conditions and Restrictions
- By-Laws
- Rules & Regulations

What are the Articles of Incorporation?

- Bring the corporation into existence
- Define the basic purpose and powers of the corporation
- Indicate there will be a board of directors and may, identify the initial board

What are Declaration of Covenants, Conditions and Restrictions?

The underlying document of a property owners association, apart from state law, is the Declaration, also referred to as Covenants, Conditions, and Restrictions (CC&Rs). The Declaration is the constitutional law of the association. The Declaration defines the limits and inclusions of ownership for the owners and the association. As a legal entity the association is better prepared to pursue certain business needs, such as entering contracts, raising funds, filing liens, and collecting fees in a foreclosure.

The Declaration may contain:

- Definitions of the physical elements of the property
- The method for determining the share of interest in the common area for each property owner
- A list of the responsibilities for the association and individual owners and permitted uses of common areas and individual units
- Responsibilities for care of the association and the common areas

- Restrictions on the use or enjoyment of properties in the association and common areas

What are Bylaws?

The Declaration forms the constitutional foundation of the association; Bylaws define the laws and operating procedures of the association. Bylaws detail the framework for governing the association that is authorized in the Declaration. They address the association's structure, the board, the officers, definition of a quorum, ability to enter into contracts, etc. Bylaws provide reliable guidance for board members at meetings in addition to:

- Requirements of membership meetings
- Voting rights of property owners
- Procedures for electing the board of directors
- Procedures for the board of directors to elect officers
- General powers and duties of the board

What are Rules & Regulations?

Rules and regulations are the operational and behavioral laws that apply directly to association residents and their guest. They state acceptable and/or unacceptable conduct for all Owners, their guests, visitors and renters. Rules and regulations may generate conflict between the board and the owner(s) since they may provide restrictions regarding noise, pets, use of the property or common areas, and fining procedures, however, good rules serve the interests of the entire association and protect the common areas.