

ALPOA Fees and Assessments

The annual assessments for FY 2014/2015 are separated into the following categories. Assessments may increase no greater than 10% annually.

Improved lot (with house)	\$1475.00
Adjacent to improved lot	\$600.00
Unimproved lot (vacant)	\$870.00
Adjacent to unimproved lot	\$600.00

There are additional fees associated with purchasing property at Alpine Lake:

Capitalization fee	\$1000.00 (one time capitalization fee used for amenities' upkeep)
Property Transfer Fee	\$600.00 for improved property (funds capital improvement projects)
Water & Sewer	\$300.00 for unimproved property (funds capital improvement)

The fees associated with building a home at Alpine Lake are:

Building permit fee	\$30.00
Square footage fee	\$1.00 per sq. ft. (Minimum of \$1,200.00) funds road repair associated with construction projects
Performance bond	\$1,200.00 (posted by contractor)
Dump fee	\$300.00 (brush and yard waste disposal only, no stumps)
Tap fees	\$350.00 water, \$300.00 sewage

Utility Providers:

- Water - Alpine Lake Public Utilities Company (base rate \$69.90/month)
- Sewage - Alpine Lake Public Utilities Company (base rate \$83.84/month)
- Garbage - Preston Sanitation, Inc.
- Phone - Frontier Communication (land line)
- Electric - Mon Power

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Property Taxes

The County Assessor's Office determines the assessed value of real and personal property for the purpose of taxation. The assessed value is 60% of the market value.

The WV Legislator (state rates), the Board of Education (BOE), the County Commission (County rate) and the municipalities set the rates levied on the assessed value for West Virginia taxation.

A Homestead Exemption may be claimed on the first \$20,000 of the assessed value of the homestead property in which you live. One may apply for the exemption if they are 65 years of age or older, or if certified as being totally and permanently disabled.

There are two classes of real estate property in Alpine Lake HOA. Class 2 is owner occupied property; Class 3 is non-owner occupied property.

Property taxes are billed and collected by the Preston County Sheriff's Tax Office. Tax bills are mailed annually in July and payable at the Sheriff's tax office in Kingwood, West Virginia.

Affordability in perspective to Alpine Lake POA costs:

Yearly assessments 1 lot with home	\$1475.00
Annual water/sewage (ALPUC)	\$1844.88
Typical R/E taxes (approx. 2000s/f water view)	\$1152.03
TOTAL	\$4471.91
Less Homestead Exemption (\$20,000 x .8686)	\$173.90
TOTAL with exemption	\$4298.01

Affordability comparison with close proximity:

Cost of Living:

Alpine Lake	85
McHenry, MD (Deep Creek Area)	99
Morgantown, WV	97

Real Estate Taxes (Levy):

Preston County, WV	\$0.8696 per \$100
Garrett County, MD	\$0.99 per \$100
Monongalia County, WV	\$1.2142 per \$100

Sources:

Cost of Living Info: http://www.bestplaces.net/cost_of_living/

Preston County Tax Info: <http://www.prestoncounty.com/political/assessor.htm>

Garrett County Tax Info: <http://www.dat.state.md.us/sdatweb/taxrate.html>

Monongalia County Tax Info: http://www.assessor.org/tourthe_main.htm