



## Sugar River Vista Q & A

### **Can buyers bring their own builder?**

Yes. Buyer may bring their own builder, subject to required approvals. (IV 4.4)

### **Is there a required timeframe to start building after purchasing the lot?**

No. There is no required start date. Once construction begins (after approvals are obtained), the home must be completed within 14 months. (V 5.9)

### **How much is the HOA fee? What does the HOA fee cover?**

Initially \$500 per lot per year. The fee covers items such as the HOA's obligation to follow the open space Stewardship Plan, maintain any entry feature and landscaping, and insurance for the open space. (VIII 8.6)

### **Does the Town of Verona maintain the roads?**

Yes

### **Are the wooded trails and common areas public? How are they maintained?**

These areas are for the benefit of lot owners and are privately maintained by the homeowner's association.

(VI 6.4) (IX 9.3)

### **What is lot 35?**

Personal residence

### **What are the outlots 1, 2, 3, 4, 5, 6 and 7? How are they maintained?**

Private open space for the benefit of Lot owners. They contain stormwater and trails and are maintained by the HOA as dedicated by the Stewardship Plan. The HOA can collectively decide what to put in the outlots. (VI 6.4)(IX 9.3)

### **Are there other phases? What is the timeframe for future phases to be completed?**

There is currently no set timeframe for future phases. Any remaining land shown on the plat may be developed at a later date.

- *Developable 124 acres*
- *Open Space is 43 acres (35% is open space)*

### **Where are the mailboxes located?**

The standard residential mailbox is the required **Cluster Box Unit (CBU)**, as mandated by the local Postmaster/USPS, and is marked on the colored map. (V 5.1 (k)) (VIII 8.11)

### **Are there shared or individual wells?**

Individual wells (V 5.15)



## What are the utilities?

- **Electric:** Alliant Energy- [www.alliantenergy.com](http://www.alliantenergy.com)
- **LP (buried tank):** Premiere Co-op – [www.premiercooperative.com](http://www.premiercooperative.com) (V 5.22)
- **Refuse/Recycling:** Pellitteri – [www.town.verona.wi.us/refuse-recycling](http://www.town.verona.wi.us/refuse-recycling)
- **Internet:** Spectrum- [www.spectrum.com](http://www.spectrum.com) or TDS [www.tdstelecom.com](http://www.tdstelecom.com)

**Who is the architectural review board?** Dan Sarbacker and Tony Heinrichs **What is required for architectural approval?** (IV 4.4)

## What is the minimum square footage for a house in Sugar River Vista?

Single-Story minimum 2,000 square feet or Two Story minimum 2500 square feet (V 5.1(k))

**Where will the school bus stop be located?** <https://www.verona.k12.wi.us/bus-transportation/transporation-faqs>

## Who has jurisdiction over Fire and EMS for Sugar River Vista?

*The Verona Fire Department provides fire and rescue services to the Town of Verona out of one station. [www.ci.verona.wi.us/413/Fire-Department](http://www.ci.verona.wi.us/413/Fire-Department)*

## What is the Upper Sugar River Watershed?

<https://www.uppersugar.org/>

## ***Where can I find the Covenants and Restrictions?***

*On the website [SugarRiverVista.com](http://SugarRiverVista.com) you will find the deed restrictions, Home Sites Map, Individual Lot Maps and prices.*

## Questions?

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