



RESIDENT FEES

Revised 1/22/2025

More detail regarding these fee calculations and how each fee is used can be found on the Northstar Resident Portal at NorthstarCommunities.com/resident-login using Password: northstarresidents

Northstar Community Authority

Community Development Charge

Purpose: For the funding, ownership and maintenance of infrastructure improvements (such as roads, sanitary sewers and waterlines) and amenities (such as parks and open spaces).

Fee: Rate of 9.0 mills - \$315 per \$100,000 of property value

Example:

- A - Property Value: \$500,000
- B - Assessed Value: \$500,000* .35 = \$175,000
- C - Annual Millage Charge: \$175,000*.0090 = \$1,575.00
- D - Semi-Annual Millage Charge: \$1,575/2 = \$787.50

A	B	C	D
Property Value	Assessed Value	Annual Millage Charge	Semi-Annual Millage Charge
\$500,000	\$175,000	\$1,575.00	\$787.50

Northstar Master Property Owners Association

Homeowners Association (MPOA)

Purpose: To cover Common Expenses as defined in the Master Deed Declaration.

Fee: \$300/year (billed annually) in 2025 for Bluestem Neighborhood, Ivy Wood Neighborhood, Kenley Neighborhood and Wiltshire Neighborhood. The neighborhoods below will have an additional assessment as the result of the services provided to the homes located within the subdivision:

- Goldwell Neighborhood - Additional fees not established by the HOA. Contact Omni Community Association Managers at 1-877-405-1089 for fee information.
- Ivy Wood Neighborhood – Additional fees not established by the HOA for the patio homes. Contact Katy Lyons at 1-859-341-4709 or klyons@fischerhomes.com.

Design Review Board

Purpose: The Design Review Board (DRB) must review and provide written approval for all exterior modifications. Refer to the Exterior Modification Application for DRB fees and the process to apply for an exterior modification.

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