



## frequently asked questions

**What is Village West?** Village West is a new mixed use community comprised of retail/commercial condos, residential condos and townhomes – all to be developed in three phases. Phase 1 is eleven retail/commercial and eleven residential condos with a completion date of Summer 2021. Phase 2 is comprised of seven townhomes with a completion date of June 2022. Phase 3 is planned with an addition ten townhomes with future development date to be determined. Village West will be a total of 28 residential units and 11 retail/commercial condos once development is completed.

**Who are the developers of Village West?** A-Team Village West, LLC is comprised of local businessmen Adrian Holler, Bill Brown, Curtis Struyk and Samer Hamad. Previous successful projects include the Islander Hotel & Resort, Emerald Isle and the bask Hotel, Morehead City.

**Who is involved with Village West?**

Engineer: The Culliper Group, PA

Architect: Coastal Architecture

Builder: Coastal Building & Streamline Developers

Interior Design: Maxwell Decor and Design

Sales: Bluewater Real Estate (residential) & Hamad Realty (commercial)

**Where is Village West located?** Village West is located at the corner of Louise Avenue and Islander Drive near the Emerald Isle Western Ocean Regional Access and the Islander Hotel & Resort.

**What are the amenities?** Private community swimming pool & lounging area & bath house, grilling station/area, private gated parking, natural greenway landscaping, sidewalks and private septic system

**Where can I view floor plans, pricing and availability?** Go to [VillageWestEI.com](http://VillageWestEI.com) on your mobile device for the entire scoop.

**Can I rent my condo or townhome?** Yes. There is no restriction on the length of rentals by owners of the residential units. Bluewater Vacation Rentals has prepared a vacation rental management proposals if interested in knowing what your condo or townhome may rent for on a weekly or monthly basis.

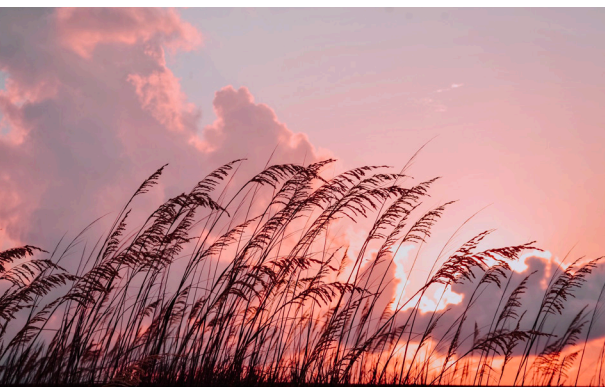
**Can I bring my pets?** Yes, up to two cats or dogs (or one of each) are allowed per owner. .

**Where can I park?** Each owner is assigned two parking spaces per residential unit and one parking space per commercial unit in the gated community parking area. Any vehicles, golf carts, boats, trailers or campers parked in such spaces must fit within the area as marked without encroaching into another's parking space.

201 Islander Drive  
Emerald Isle, NC

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(252) 646-3244





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**What about the HOA?** The Master HOA will cover all the elements associated with the overall community (condos & townhomes) while the condos (Phase 1) will be part of the Condo Owners' Association HOA as well.

**What are the HOA dues for Phase 1 and what do they cover?** The dues are due semi-annually and are budgeted to be \$2424.48 (which equates to \$404.08 on a monthly basis). This covers both the Master HOA and the Condo Owners' Association. This covers: management fees, exterior maintenance of the condo buildings, exterior yard/landscaping maintenance of the common areas, common area maintenance, trash receptacles/removal, recreational amenity maintenance (pool, bath house, grills), quarterly pest treatment, street/parking area lights, water, sewer, storm water management, basic cable, internet service, parking area maintenance, parking gate maintenance, liability insurance for the common areas.

**What about condo insurance for Phase 1?** Each residential condo unit (A-E & H-K) will be assessed an initial annual insurance assessment of \$1734.70 for hazard insurance which will cover wind and hail but not flood insurance. Unit F will pay \$3254.37 and Unit G will pay \$2938.37 for their initial annual insurance assessment. Owners will take responsibility for their own contents and

**What are the HOA dues for Phase 2 (Townhomes) and what do they cover?** The dues are due semi-annually and are budgeted to be \$160/month for the Townhome Supplement and \$240/month for the Master HOA. There is also a \$55/month cable assessment for every condo and townhome in the community. So if you are calculating a monthly expense (even though it is paid semi-annually) this totals \$455/month. This covers: management fees, exterior maintenance of the Townhomes, exterior yard/landscaping maintenance of the common areas, common area maintenance, trash receptacles/removal, recreational amenity maintenance (pool, bath house, grills), quarterly pest treatment, street/parking area lights, water, sewer, storm water management, basic cable, internet service, parking area maintenance, parking gate maintenance, liability insurance for the common areas.

**What about Phase 2 (Townhomes) insurance?** Each townhome will be assessed an initial annual insurance assessment of \$1967 for hazard insurance which will cover wind & hail but not flood. Village West is located in a Flood Zone X and therefore, does not require flood insurance. Flood insurance is optional per owner. Owners will take responsibility for their own contents and interior of their units through an HO6 policy. The first year of townhome insurance will be due at closing.

**What are the other known expenses with owning at Village West?** Carteret County and Emerald Isle property taxes are at .485 per \$100 of assessed value plus a \$255 Solid Waste Fee for the 2020-2021 tax years. The electric power is supplied by Carteret Craven EMC.

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EMERALD ISLE, NORTH CAROLINA



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**Is there a plan for capital reserves?** At closing, each residential condo unit owner & townhome owner will pay a capital reserves amount equal to two months' estimated owner' dues.

**What is the procedure for securing my Phase 2 Townhome?**

- A. Tour property, review plat/plans and select available unit, floor plan and color palette
- B. Review related legal documents
- C. Enter into an Offer to Purchase Contract with 10% earnest money
- D. Wait for completion, go to Settlement and enjoy!

**What is the Earnest Money Deposit required?** The earnest money deposit required is 10% of the sales price. The earnest money deposit is held by the developer's escrow agent and is NON-REFUNDABLE. It will be credited towards the purchase price at Settlement.

**Visit [VillageWestEI.com](http://VillageWestEI.com) for more details.**

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