

Property Information

1171 Timbershore Lane - Eagan 55123

UPDATES

- ★ New LG front load washer and dryer - 2025
- ★ New Kitchen faucet - 2025
- ★ New stainless stove, dishwasher and fridge - 2025
- ★ New furnace and AC - 2024
- ★ New carpet - 2024
- ★ New storm door and handle/lockset - 2024
- ★ Newer LVT flooring in entry - 2024
- ★ Fully replaced electrical wiring and service panel in 2024-over \$22,000!

HOA information

- Association management company: First Service Residential
- Property Manager: Melissa Manning @ 952-277-2733/melissa.manning@fsresidential.com
- TOTAL Monthly HOA fee: \$259.00

Association fees include:

- Trash, Snow/Lawn Care
- Professional Management
- HOA Insurance-Liability for common areas
- Outside maintenance

PETS and RENTALS

- Owners may have Dogs/Cats (no # limit/weight limit). Dogs must be licensed with the City of Eagan
- Rentals are allowed although the association caps at 30 units. Owners must reside continuously in the property for 1 yr before renting it out.

INSURANCE

All 172 units were required to replace all current wiring with copper per the insurance company. Until the electric work is completed for all 172 units, the responsibility for insurance is passed on to the individual homeowner. There are only 12 units left to complete.

All units are required to have a full coverage **HO3 insurance policy** and provide a copy of the COI to the management office within 30 days of closing. An HO-3 policy, a common type of homeowners insurance, provides broad coverage for your home and other structures on your property, and it covers your personal belongings, loss of use and personal liability, and medical payments.

The HOA has requested that all units complete the wiring project by 9/30. If they do not, the HOA will coordinate with the unit owner on access to perform the work and bill owner.

Once all units have completed the project the HOA will get bids for providing a Master Hazard insurance policy.