

**FW: 107 Providence Drive - New Listing**

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**From** Brittney DeAndrade <BrittneyDeAndrade@seacoastrealty.com>

**Date** Mon 4/21/2025 11:25 AM

**To** Brittney DeAndrade <brittney@castrorealestategroup.com>

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**From:** HOA Division <hoa@ips-nc.com>

**Sent:** Monday, April 21, 2025 11:23:05 AM (UTC-05:00) Eastern Time (US & Canada)

**To:** Brittney DeAndrade <BrittneyDeAndrade@seacoastrealty.com>

**Subject:** 107 Providence Drive - New Listing

Good Morning,

We saw that you just listed 107 Providence Drive. Our company, Innovative Property Solutions, is the current Association Management Company for Ashcroft at the Commons. We wanted to provide information to help ensure buyers receive the most up-to-date information.

The HOA covers:

- Stormwater Management
- Streets/ Parking Lots
- Streetlights
- Management Fee
- Taxes
- Common Area Maintenance
- Landscaping of Common Areas
- Common Area Insurance

The dues are \$250 and billed annually, due on January 1st.

To request a Certificate of Assessment (COA), email [hoa@ips-nc.com](mailto:hoa@ips-nc.com) with the property address, closing attorney, and closing date. The COA cost is \$95 and every buyer is charged a \$150 Administrative Set-Up Fee.

Please do not hesitate to contact us if you have any questions!

Thank you,

How would you rate my reply?

[Great](#) [Okay](#) [Not Good](#)

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Veronica Monroy  
[hoa@ips-nc.com](mailto:hoa@ips-nc.com)



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