



Osprey Pointe

Osprey Pointe Condominiums Facts and Figures - 2018

Contact Information:

Osprey Pointe Owners' Association Community Managers:
Aperion Management Group, LLC Bend Office (541) 389-3172, Sunriver Office (541) 306-1665
Erik Robinson, CMCA, AMS; Community Manager; erobinson@aperionmgmt.com

Crosswater Development

Gated Residential Community Total size of development: 600 Acres

This figure includes:

274 acres of golf course and 200 acres of open space

94 Estate Lots (92 buildable): Lots average ¾ acre in size

No overnight rentals allowed in residential homes

Osprey Pointe Condominiums*

23 detached units, all homes are completed. Overnight rentals permitted through Sunriver Resort's Property Management division. The homes and their exteriors surfaces are the responsibility of the owner.

The Osprey Pointe Condominium Association quarterly assessment is \$2,080.00 (\$693.33 per month.) \$1,371.00 of this fee includes exterior landscaping, irrigation supplies, landscape water, driveway maintenance, repairs and future replacement, address rock lighting and all snow removal (walkways and driveways) all management services and capital replacement reserves. \$711.00 of the quarterly assessment covers the Osprey Pointe portion (13%) of the Crosswater Master Association dues.

Owner Amenities

These amenities are restricted to Crosswater and Osprey Pointe Owners and their guests and are included in the \$711.00 per quarter Master Association assessments.

Heated Swimming Pool, Spa, & Exercise Facility.

Gated Entrance: The gatehouse is staffed year-round; the telephone number is (541) 593-2565.

Crosswater all roads and bike paths were resurfaced in 2011.

Two Tennis Courts - Re-surfaced in 2012.

On-site mail delivery to cluster boxes.

3.25 miles of paved walking and bicycle trails.

Private security patrol.

CondoCerts

CondoCerts is an Internet utility developed to simplify the process of delivering and obtaining community association data and documentation for a variety of users in any association real estate transaction. It provides specific information necessary for real estate agents, lenders, escrow officers and title companies and more. Access to governing documents, unit specific information, and information for condominium questionnaires can all be found here.

Police and Fire Protection

Deschutes County Sheriff provides police services.

La Pine Rural Fire District provides fire protection.



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Utilities

Sunriver Water, LLC provides domestic water and sewer service.

Cascade Natural Gas provides natural gas.

Midstate Electric provides electrical service.

Bend Broadband provided cable television and high-speed internet service.

CenturyLink provide telephone service.

Crosswater Golf Course

7,693 yards, covering 274 acres (average courses cover 150 acres). Scottish “heathland” style course with bent grass fairways, designed by Robert Cupp. Voted “Best New Course” in 1995 by Golf Digest magazine and also rated in 1999-2000 as one of “America’s 100 greatest courses” by Golf Digest magazine. Host to the JELD-WEN Tradition golf event in 2007-2010. Access to the Course, Clubhouse and Food & Beverage establishments is limited to Club members and guests of Sunriver Resort.

If you would like membership information, please call one of the following numbers:

Club Manager: Josh Willis (541) 593-3456

Member Relations Manager: Cody Johnson (541) 788-7686

Crosswater Golf Shop (541) 593-3785