



SUN WEST RANCH PROPERTY OWNERS ASSOCIATION

2026 User Pay Services

User pay services include any services provided by the POA staff that is not an essential service. The following is a list of services which are subject to the Ranch Manager's approval as to safety, feasibility, and availability of the Ranch staff.

Rates as of November 1, 2026

Spring and Summer Services	Pricing
Spring Lawn & Beds clean-up. Lawn Grading and Reseeding	50/ HR + Equipment Charge
Lawn Mowing (lawn mow and weed trimming) Fixed Rate - Based on size of lawn	\$60/HR
Sprinkler Head Repairs	\$48/ HR
Home Opening/ Closing	\$48/HR
Transportation (Limited-service area, Includes driver, vehicle and fuel)	\$60 / HR
Fed Ex/Packages	Fee plus \$10
Mail Drop Services	\$25/per drop off
Nightly Cabin Rental (plus cleaning fee of \$50.00 per stay)	\$150.00/night
Cabin Cancellation Fee – (Less than 3 day notice)	\$75.00
Fall & Winter Services	Pricing
Driveway Snowplow w/ Operator	100/ HR
Snow Removal w/ Shovel	\$48 / HR
Home Closing / Winterizing	\$48 / HR
Year 'round Services	Pricing
Basic Home Repairs	\$48-\$65/HR
Firewood: Split & Delivered (Additional \$50 to stack wood)	Market Value
Grader/ w/operator	175/Hr
Tree & Brush clearing ladder fuel reduction. Remove 6ft lower branches. Very important for fire management & protection.	150/ Hr
Cistern Upgrade add additional cistern to help with well cycle time recovery and fire protection.	Time and Materials
Backhoe/ Skid Steer w/Operator (Spring-Fall)	\$150/HR
Miscellaneous Services (*pricing as determined by Manager, based on task)	\$48-65/ HR*
*Hourly Rates – billed at a minimum of 1 hour	