

Charter Oak Communities

**Glenbrook Manor & Rippowam Manor
Schedule of Resident Charges**

Revised 06/16/2026

Room	Item Description	Charge	Notes
Air Conditioner	Sleeves - Window Install	Actual Cost + Labor	Replace Original Cover
Air Conditioner	Sleeves Winter Cover Replacement	Actual Cost + Labor	Per square foot
Bathroom	Ceramic Wall Tiles	Actual Cost + Labor	
Bathroom	Exhaust Register Replacement	Actual Cost + Labor	
Bathroom	Handicap Bars Repair Replacement	Actual Cost + Labor	Bars priced by size
Bathroom	Medicine Cabinet Mirror Replacement	Actual Cost + Labor	
Bathroom	Medicine Cabinet Replacement	Actual Cost + Labor	
Bathroom	Personal Shover with Hose Replacement	Actual Cost + Labor	
Bathroom	Recalk Tub (Moldy)	Actual Cost + Labor	
Bathroom	Soap Dish	Actual Cost + Labor	
Bathroom	Toothbrush Holder	Actual Cost + Labor	
Bathroom	Towel Bar	Actual Cost + Labor	
Bathroom	Vanity Cabinet Doors Repaired	Actual Cost + Labor	Door or Hardware
Bathroom	Vanity Cabinet Doors Replacement	Actual Cost + Labor	
Bathroom	Vanity Mirror Replacement	Actual Cost + Labor	
Bathroom - Shower	Shower Head	Actual Cost + Labor	
Bathroom - Shower	Shower Rod	Actual Cost + Labor	
Bathroom - Sink	Sink	Actual Cost + Labor	Replacement
Bathroom - Sink	Sink Clogged (Remove Trap)	Actual Cost + Labor	Clogged by Misuse- Reported by Maintenance
Bathroom - Sink	Sink Clogged (Snaked)	Actual Cost + Labor	Clogged by Misuse- Reported by Maintenance
Bathroom - Sink	Sink Faucet	Actual Cost + Labor	Replacement
Bathroom - Sink	Sink Soap Dish - Ceramic	Actual Cost + Labor	
Bathroom - Sink	Sink Stopper	Actual Cost + Labor	If stopper assembly needed • extra charge for actual cost

Bathroom - Toilet	Toilet	Actual Cost + Labor	
Bathroom - Toilet	Toiles Clogged - Snake Only	Actual Cost + Labor	
Bathroom - Toilet	Toilet Clogged (Lifted)	Actual Cost + Labor	Toilet must be lifted to unclog
Bathroom - Toilet	Toilet Flush Handle	Actual Cost + Labor	
Bathroom - Toilet	Toilet Paper Roller	Actual Cost + Labor	
Bathroom - Toilet	Toilet Paper Holder	Actual Cost + Labor	
Bathroom - Toilet	Toilet Seat	Actual Cost + Labor	
Bathroom - Toilet	Toilet Tank Lid	Actual Cost + Labor	
Bathroom - Tub	Tub Clogged (Snake)	Actual Cost + Labor	Clogged by Misuse- Reported by Maintenance
Bathroom - Tub	Tub Faucet (Shower Valve)	Actual Cost + Labor	Shower Valve and Tile Repair
Bathroom - Tub	Tub Replacement	Actual Cost + Labor	
Bathroom - Tub	Tub Spout	Actual Cost + Labor	
Bathroom - Tub	Tub Stopper	Actual Cost + Labor	
Celling	Repair Ceiling and Repaint	Actual Cost + Labor	
Celling	Replace Damaged Dropped Ceiling Grid	Actual Cost + Labor	Contractor Cost per Square Foot
Celling	Replace Damaged or Stained Ceiling Tiles	Actual Cost + Labor	Contractor Cost per Pad
Closet - Bedroom/Hall	Closet Pole	Actual Cost + Labor	
Closet - Bedroom/Hall	Pole and Shelves	Actual Cost + Labor	Replace/Repair
Closet - Bedroom/Hall	Sliding Door Hardware, Replacement/Repair	Actual Cost + Labor	Including Hinges, Tracks and Floor Guides
Closet - Bedroom/Hall	Sliding Door Re-Install	Actual Cost + Labor	Rehang and Adjust door only
Closet - Bedroom/Hall	Sliding Dorr Replacement	Actual Cost + Labor	Per Door
Door - Entrance	Dead Bolt Install	Actual Cost + Labor	
Door - Entrance	Hardware Miscellaneous	Actual Cost + Labor	Including Hinges, Strike Plates and Door Stops
Door - Entrance	Jamb Repair	Actual Cost + Labor	
Door - Entrance	Lock Change	Actual Cost + Labor	
Door - Entrance	Replace - Front or Rear Door	Actual Cost + Labor	

Door - Entrance	Security Chain Install	Actual Cost + Labor	
Door - Entrance	Sight Glass Install	Actual Cost + Labor	
Door - Interior	Door Jamb Repair or Replace	Actual Cost + Labor	
Door - Interior	Hardware	Actual Cost + Labor	
Door - Interior	Replace Interior Door	Actual Cost + Labor	
Door- Interior	Replace Door Knob Set	Actual Cost + Labor	
Electrical System	Ald Switch	Actual Cost + Labor	Damaged/Replaced
Electrical System	G.F.I. Damaged/Replaced	Actual Cost + Labor	
Electrical System	Globe	Actual Cost + Labor	
Electrical System	Light Fixture	Actual Cost + Labor	
Electrical System	Outlet or/Wall Switch Damaged/Replaced	Actual Cost + Labor	
Electrical System	Outlet Plate or Switch Plate	Actual Cost + Labor	
Electrical System	Wiring Damaged/Repaired	Actual Cost + Labor	
Eviction Fees	Attorney Fees	Actual Cost	Per Hour Minimum
Eviction Fees	Marshall Court Filing Fees	Actual Cost	Process Summons and Complaint
Eviction Fees	Marshall Fee	Actual Cost	Serve Summons and Complaint
Eviction Fees	Marshall Fee	Actual Cost	Serve Notice To Quit
Eviction Fees	Marshall Fee	Actual Cost	Eviction Fee.
Eviction Fees	Marshall Fee	Actual Cost	Cancellation Fee
Eviction Fees	Moving Fee	Actual Cost + Labor	Studio, 1BR, 2BR, 3BR or 4BR
Fine - Damage to COC Property as a result of Fire/Flooding	Caused by resident, family member/s or guest/s	Insurance Deductible	2nd Offense - Eviction
Fine - Deliberate Destruction/Marting	Graffiti, tempering with mailboxes, elevators, light fixtures	Actual Cost + Labor for repair	2nd Offense - Eviction
Fine - Extermination Refusal	Roaches & Bedbugs. Refusal of apartment exterminated without good cause & prior consent of management	Actual Cost of extermination visit	2nd Offense - Eviction

Fine - Extermination Unprepared	Roaches & Bedbugs. Failure to properly prepare for service; without good cause & prior consent of management	Actual Cost of extermination visit	2nd Offense - Eviction
Fine - Garbage	Improper disposal and/or storage of garbage/debris for balconies, back yards, front yards, walkways,	Actual Cost + Labor for removal	2nd Offense - Eviction
Fine - Improperly Articles Hanging	From balconies, windows, and/or doors. Includes clothes, antennas, etc.,	Actual Cost + Labor for removal	2nd Offense - Eviction
Fine - Improper Use of Exterior COC Property (Walkways, Balcones, Exits, Entrances, Stairways)	Storage of furniture, bicycles, mopeds, skateboards, skates, etc., on balconies	Actual Cost + Labor for removal	2nd Offense - Eviction
Fine - Improperly Parked Vehicles	Unregistered and/or inoperable motor vehicles or parking of motor vehicles in any areas other than those designated for such purpose. Repair and/or storage of such vehicles (motorcycles, mopeds, boats, etc.,)	Actual Cost + Labor of Towing	2nd Offense - Eviction
Fins - Pets	Dogs, Cats and/or other domestic pets - failure to clean waste	Actual Cost + Labor for clean up	per occurrence/2nd Offense - Eviction
Floors	Carpet Cleaning	Actual Cost + Labor	
Floors	Carpet Replacement	Actual Cost + Labor	Per Square Foot
Floors	Cover base Repair Loose or Damaged	Actual Cost + Labor	Contractor Cost per Linear foot
Floors	Vinyl Repair or Replace	Actual Cost + Labor	Per Square Foot
General	Garbage & Trash Removal	Actual Cost + Labor	Per Bag
General	Portable Heater	Actual Cost + Labor	
Heating System	Radiator Covers/End Caps	Actual Cost + Labor	Each if they can be purchased
Heater System	Radiator Fin tubes	Actual Cost + Labor	Per Foot Installed
Heating System	Thermostat	Actual Cost + Labor	
Interior Walls	Repair Damage and Repaint	Actual Cost + Labor	
Keys -Lock Outs	After Hours	Actual Cost + Labor	First Occurrence - No Charge
Keys - Lock Outs	Normal Work Hours	Actual Cost + Labor	Each Occurrence. Maximum 3 times a year
Keys - Locks	Key (Meddo)	Actual Cost + Labor	
Keys - Locks	Mailbox	Actual Cost + Labor	Lock Change

Kitchen	Cabinet Door	Actual Cost + Labor	Cabinet Door Cannot be Repaired
Kitchen	Cabinet Drawer Repair	Actual Cost + Labor	Drawer Hardware and track
Kitchen	Cabinet Drawer Replacement	Actual Cost + Labor	
Kitchen	Cabinet Hardware	Actual Cost + Labor	Latches, Hinges
Kitchen	Counter Top	Actual Cost + Labor	
Kitchen	Electric Stove Replacement	Actual Cost + Labor	
Kitchen	Exhaust Register	Actual Cost + Labor	
Kitchen	Garbage Disposal	Actual Cost + Labor	
Kitchen	Oven Control Knob	Actual Cost + Labor	Each
Kitchen	Oven Door Handle	Actual Cost + Labor	
Kitchen	Oven Rack	Actual Cost + Labor	Each
Kitchen	Range Hood	Actual Cost + Labor	Replacement
Kitchen	Range Hood Filter	Actual Cost + Labor	
Kitchen	Sink	Actual Cost + Labor	Replace
Kitchen	Sink Clogged (Remove Trap)	Actual Cost + Labor	Clogged by Misuse
Kitchen	Sink Clogged (Snaked)	Actual Cost + Labor	Clogged by Misuse
Kitchen	Sink Sprayer	Actual Cost + Labor	
Kitchen	Sink Strainer	Actual Cost + Labor	
Kitchen -Faucet	Faucet	Actual Cost + Labor	
Kitchen - Faucet	Faucet Spout	Actual Cost + Labor	
Kitchen - Refrigerator	Refrigerator	Actual Cost + Labor	Retail + Labor
Kitchen - Refrigerator	Refrigerator Clean	Actual Cost + Labor	Unsanitary Conditions
Kitchen - Refrigerator	Refrigerator Door Handle	Actual Cost + Labor	
Kitchen - Refrigerator	Refrigerator Door Seal	Actual Cost + Labor	
Kitchen - Refrigerator	Refrigerator Drawer & Shelf	Actual Cost + Labor	

Kitchen - Refrigerator	Refrigerator Shelf	Actual Cost + Labor	
Kitchen - Stove	Stove Burner	Actual Cost + Labor	Per Burner
Kitchen - Stove	Stove Cleaning	Actual Cost + Labor	Unsanitary // Unsafe Conditions
Kitchen - Stove	Stove Drip Pan	Actual Cost + Labor	Each
Kitchen - Stove	Stove Knob	Actual Cost + Labor	Each
Painting	Entire Unit - Resident Request	Actual Cost + Labor	
Painting	Entire Unit - Unsanitary Conditions	Actual Cost + Labor	
Painting	Walls and Ceilings Per Room	Actual Cost + Labor	
Safety System	Call for Aid - Blocked Pull Sting	Actual Cost + Labor	Safety Violation
Safety System	Call for Aid - Replaced Pull Sting	Actual Cost + Labor	
Safety System	Carbon Monoxide Battery Missing	Actual Cost + Labor	Safety Violation
Safety System	Smoke Detector	Actual Cost + Labor	Hardwired, battery backup-plus Non Compliance Fee
Safety System	Smoke Detector Reinstall	Actual Cost + Labor	Safety Violation
Safety System	Smoke Detector/ Battery Removal	Actual Cost + Labor	Safety Violation
Safety System	Sprinkler Lead or Escutcheon	Actual Cost + Labor	Safety Violation
Vacate Inspection	Vacate - Carpet Remove	Actual Cost + Labor	Per Hour Minimum
Vacate Inspection	Vacate - Debris Removal	Actual Cost + Labor	Excessive Debris Removal
Vacate Inspection	Vacate - Electrical Repairs (Altered Wiring)	Actual Cost + Labor	
Vacate Inspection	Vacate - Excessive Cleaning	Actual Cost + Labor	Per Hour
Vacate Inspection	Vacate - Repaint Unit over Dark Paint	Actual Cost + Labor	Change
Vacate Inspection	Vacate - Wall Paper Removal	Actual Cost + Labor	Per Room
Windows	Blind	Actual Cost + Labor	Per Window
Windows	Egress Blocked - Per Window	Actual Cost + Labor	Safety Violation
Windows	Glass	Actual Cost + Labor	Contractor Cost
Windows	Glass Broken	Actual Cost + Labor	Per Window depending on size
Windows	Hardware	Actual Cost + Labor	

Windows	Replacement	Actual Cost + Labor	
Windows	Screen	Actual Cost + Labor	
Windows	Screen & Frame	Actual Cost + Labor	Per Window