

LOMAA
League of Oakmont Maintained Area Associations

**ANNUAL SURVEY
UPDATES**

Please replace every sheet in Section B of your
manual with the pages that follow

2023



**LOMAA
ASPHALT STREETS 2023**

<u>ASSOCIATION</u>	<u>DEV. No.</u>	<u>CONST. YEAR</u>	<u>Total Area S.F.</u>	<u>RE-PAVE</u>	<u>SEAL YEAR</u>	<u>OVERLAY YEAR</u>	<u>Con-tractor</u>	<u>RATE</u>	<u>Rating</u>	<u>WORK 2023</u>
Aspen Meadows	6D	1974	65,529	2005	2022					None
Fairfield	20	1991	8,900		2010					None
Fallgreen #1	15	1966	5,600	2021	2011					None
Golf Court	11G	1977	14,460		2008	2003				Not Reported
Meadowcreek	12B	1977	5,000	2005	2001					None
Meadowgreen #1	6A		5000****	2008	2021					None
Meadowgreen #2	6C	1973	38,536	1998	2009					None
Mount Vista	14B	1979	City of Santa Rosa Maintained							
Oak Forest	7	73/79	65,000	2022	1997	2013				None
Oak Island	109	1974	72,000		2013					None
Orchard	23	2014								None
Overlook	16B	1984	30,275		2008					None
Pythian Court	15D2									None
Riven Rock	17B	1987	15,000		2022					None
Rockgreen	120	1971	36,750	2018	2012					None
Stone Creek	15B	1986	10,152	2022	2012	2023	A	\$3,900	O	3 Cul-de-sacs
Twin Lakes	14E	1984		2000						None

**** = Section of total street

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>CONTRACTORS</p> <ul style="list-style-type: none"> A. AMERICAN ASPHALT B. STRIPE & SEAL/AARON PAVING C. A&L Asphalt Maintenance K. DAN MAPLES ENG. L. MPL CONSTRUCTION M. JOSEPH SIKES ASPHALT O. A&L Asphalt P Benward Co. | <p>RATINGS</p> <ul style="list-style-type: none"> O - Outstanding VS - Very Satisfactory S - Satisfactory P - Poor |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|

* = "OVER-KOTE /POLYCOAT SEALER
 **= Includes pvt. driveways
 #= Spot Work

**LOMAA
CONCRETE:
WALKS-DRIVES-CURBS 2023**

ASSOCIATION	DEV.	CONST.	WALKS	DRIVES	CURBS	REPAIRS	CONTRA	RATE	Rating	WORK
	No.	YEAR	S.F.	S.F.	L.F.		CTOR			2023
Aspen Meadows	6D	1974	32,000	20,000		\$7,290	NN			See Details
Fairfield	20	1991		130						None
Fallgreen #1	15	1966	2,000	1,238	500					None
Golf Court	11G	1977								Not Reported
Meadowcreek	12B	1977	6,800	1,000	1,200					None
Meadowgreen #1	6A									None
Meadowgreen #2	6C	1973			36					None
Mount Vista	14B	1979								None
Oak Forest	7	73/79	5,000							None
Oak Island	109	1974								None
Orchard	23	2014								None
Overlook	16B	1984		26,326	4,000					None
Pythian Court	15D2									None
Riven Rock	17B	1987	3,000	15,000	350	\$238	PP		S	See Details
Rockgreen	120	1971								None
Stone Creek	15B	1986	14,250	15,500	3,450	\$1,008	HH	25.20	O	See Details
Twin Lakes	14E	1984								None

CONTRACTORS

- | | | |
|----------------------|------------------------|----------------------------------|
| A. A&L Asphalt | M. VILLAGIANTE | X. Navarette Concrete |
| B. Mel Daniels Const | N. MPL | Y. Brian Bird |
| C. Schalich | O. P. CARMICHAEL | Z. GN Handy |
| D. Woolsey | P. Babson | AA. American Asphalt |
| E. Elite Conc | Q. Benward Co. | BB. Broderick Gen'l. Engineering |
| F. Reyes | R. Chas Whitten | CC. JR Concrete Coatings |
| G. Durling Saw | S. Del Grosso Design | DD. Dr. Handyman Services |
| H. CONSERVCO | T. Stripe & Seal | EE. GROUP INFINITY CONST, INC. |
| I. Connor & Sons | U. Roach | FF. Northcoast Concrete |
| J. Fernandez | V. Affordable Concrete | GG. Woolsey Concrete |
| K. Benward | W. Jesse Gonzalez | HH. Donegal Contractors |
| L. H. PETERSON | | PP. Pacific Coast Cutters |
| | | NN. NorCal Foundations |

RATINGS

- O - Outstanding
- VS - Very Satisfactory
- S - Satisfactory
- P - Poor
- U- Unsatisfactory

**LOMAA
Arborists
2023**

<u>ASSOCIATION</u>	<u>ARBORIST/SERVICES</u>	<u>RATING</u>	<u>2023 EXPENSE</u>	
			<u>OPERATING</u>	<u>RESERVE</u>
Aspen Meadows	TreePro - See Details	O	\$24,000	
Fairfield	Second Nature Tree - Prune & Shape	O	\$5,000	\$22,500
Fallgreen #1	Second Nature Tree - Graham Charles, Aroborist - See Details	O	\$500	
Golf Court				Not Reported
Meadowcreek	Barragan Tree Service	S	\$5,000	
Meadowgreen I	Sandborn Tree	O	\$15,000	
Meadowgreen II	True North	S	\$9,000	
Mount Vista	Vintage Tree Care - See Details	O	\$8,990	
Oak Forest	Second Nature Tree Service/Graham Charles	O	As Needed	\$5,500
Oak Island	Vema	O		\$10,000
Orchard	Red Vino - Tree Pruning	O	\$6,400	
Overlook	TreePro - Tree Maintenance	S	\$7,650	
Pythian Court	Ruiz Landscaping	O	\$500	
Riven Rock	See Details	S	\$13,935	
Rockgreen	Hagstrom & Sons Tree Service	S	\$16,900	\$450
Stone Creek	Scandia & Fernandez Landscaping, Combined	O		\$32,855
Twin Lakes	Second Nature Tree - Tree Maint	S	\$10,000	

Rating

O - Outstanding
VS - Very Satisfactory
S - Satisfactory
P - Poor

**LOMAA
LANDSCAPE 2023**

ASSOCIATION	DEV. NO.	No. Units	COMPANY	Fertilize	Weed	Irrigate	HOW LONG	RATING	COST PER UNIT/MONTH
Aspen Meadows	6D	77	PLM	✓	✓	✓	10 yr	O	\$74.40
Fairfield	20	24	Fernandez Landscape	✓	✓	✓	1 Yr	O	\$64.58
Fallgreen #1	15	8	Park Landscape Maintenance		✓		5+ Yr	O	\$78.00
Golf Court	11G	19							Not Reported
Meadowcreek	12B	24	Fernandez			✓	3 Yr	P	\$60.00
Meadowgreen #1	6A	44	Unique Landscape Mgmt	✓	✓	✓	2 Yr	O	\$50.00
Meadowgreen #2	6C	47	Red Vino	✓	✓		1.5 Yr	S	\$45.00
Mount Vista	14B	50	Fernandez Landscape	✓	✓	✓		S > P	\$54.00
Oak Forest	7	43	Fernandez Landscape	✓	✓	✓	7 Months	O	\$44.19
Oak Island	109	71	Fernandez	✓	✓	✓	4 Yr	O	\$52.11
Orchard	23	55	Red Vino	✓	✓	✓	First Yr	VS	\$36.36
Overlook	16B	32	Fernandez Landscape			✓	3 Yr		\$68.44
Pythian Court	15D2	15	Park Landscape			✓	3 Yr	S	\$90.27
Riven Rock	17B	31	Unique Landscaping	✓	✓	✓	3 Yr	S	\$65.00
Rockgreen	120	44	Fernandez Landscape	✓	✓	✓	16 Yr	S	\$52.00
Stone Creek	15B	33	Fernandez Landscape	✓	✓		1 Yr	O	\$75.76
Twin Lakes	14E	92	Fernandez	✓	✓	✓	6+ Yr	O	\$67.83

** owners handle their own yards. Medians only in this cost.
 * Fertilizer, etc not included.

RATING
 O - Outstanding
 VS - Very Satisfactory
 S - Satisfactory
 P - Poor
 U- Unsatisfactory
 NR - Not Rated

**LOMAA
INSURANCE 2023**

ASSOCIATION	DEV. NO.	No. Units	HOA		Owner Only	COMPANY	DEDUCTIBLE	REPL COST PER SQ FOOT
			Only	Optio				
Aspen Meadows	6D	77	✓			Farmers	\$ 25,000	Not Reported
Fairfield	20	24	✓			Farmers	\$ 25,000	\$573
Fallgreen #1	15	8			✓	Owners Carry dwelling & Contents Insurance		
Golf Court	11G	19	Not Reported					
Meadowcreek	12B	24	✓			Farmers	\$ 10,000	\$475
Meadowgreen #1	6A	44	✓			Farmers	\$ 10,000	\$435
Meadowgreen #2	6C	47	✓			Trisura	\$ 25,000	\$400
Mount Vista	14B	50	✓			Nationwide	\$ 25,000	Not Reported
Oak Forest	7	43			✓	Varies by Owner		
Oak Island	109	71	✓			Nationwide	\$ 25,000	\$436
Orchard	23	55	✓			Travelers	\$ 10,000	\$579
Overlook	16B	32		✓		Farmers - Renewed 7/1/24	\$ 25,000	\$559 \$836.73 w/ ERC
Pythian Court	15D2	15			✓			
Riven Rock	17B	31	✓			Farmers	\$ 10,000	\$440 \$660 w/ ERC
Rockgreen	120	44	✓			Farmers - Mitch White Agency	\$ 10,000	n/a
Stone Creek	15B	33	✓			Farmers	\$ 25,000	\$412 \$617 w/ ERC
Twin Lakes	14E	92	✓			Farmers	\$ 25,000	\$300

**LOMAA
PAINTING CONTRACTS 2023**

ASSOCIATION	DEV. NO.	No. Unit	Sgl	Du-plex	Tri-plex	4 -plex	Cycle Years	Units Pted	Unit Cost	Last Pted	Painter	Rate	WORK
													2023
Aspen Meadows	6D	77	33	6	4	5	8	15	2100	2023	Airhorn	O	\$31,500
Fairfield	20	24	12	12			9	24	1650	2015			None
Fallgreen #1	15	8	5		1		8	8	2063	2017			None
Golf Court	11G	19	13		2		5	19	1447	2006	Horn		Not Reported
Meadowcreek	12B	24	12		4		6	24	1450	2016			None
Meadowgreen#1	6A	44	13	8	5		6	44	2200	2023	Airhorn	O	\$96,800
Meadowgreen#2	6C	47	25	5	4		7	23	1593	2016			None
Mount Vista	14B	50	15	4	5	3	10	25	2600	2023	Airhorn	S	\$65,000
Oak Forest	7	43	3	12	4	1	5	10	4457	2010	See Details		None
Oak Island	109	71	56		5		6	8	2500	2023	Airhorn	O	\$20,000
Orchard	23	55						11.5	3052.17	2023	Airhorn	S	\$35,100
Overlook	16B	32	5	8	1	2	8	31	0	2011	Horn		none
Pythian Court	15D2	15	12		1		10	15	2200	2023	Airhorn	O	\$33,000
Riven Rock	17B	31	19	6			8	31	2900.84	2023	Airhorn	O	\$89,926
Rockgreen	120	44	15	1	9		8	44	1725	2015	Redwood		None
Stone Creek	15B	33	27	3			8	32	1900	2020	Horn		None
Twin Lakes	14E	92	49	2	13		6	92	1500	2015			None

** = Fences Only

RATING
 O - Outstanding
 VS - Very Satisfactory
 S - Satisfactory
 P - Poor

**PLUMBING + IRRIGATION
2023**

ASSOCIATION	DEV. NO.	No. Units	PLUMBING + IRRIGATION DRAINAGE & MISC	VENDOR	RATING
Aspen Meadows	6D	77		PLM - Included in Landscape	
Fairfield	20	24	\$1,250.00	Fernandez Landscape	O
Fallgreen #1	15	8	\$5,224.00	Rock Solid Drains - See Details	O
Golf Court	11G	19		Not Reported	
Meadowcreek	12B	24	\$500.00	Fernandez Landscape Services	P
Meadowgreen #1	6A	44	\$800.00	Unique Landscape - See Details	S
Meadowgreen #2	6C	47	\$10,460.00	Red Vino	S
Mount Vista	14B	50	\$325.00	Not reported	
Oak Forest	7	43	None	Fernandez	
Oak Island	109	71	None	Fernandez - See Details	O
Orchard	23	55	\$4,986.00	Red Vino - See Details	S
Overlook	16B	32	\$1200 \$2200	RooterMan Waterlines Fernandez Irrigation controler	Both Very Good
Pythian Court	15D2	15	\$1,400.00	Park Landscape - See Details	S
Riven Rock	17B	31	\$34,818.00	See Details	S
Rockgreen	120	44	\$1,728.62	Fernandez - Common Plumbing Repairs	S
Stone Creek	15B	33	\$5,946.00	Scandia & Fernabdez - See Details	O
Twin Lakes	14E	92	\$15,000.00	Annual Fernandez Landscape	S

RATING

O - Outstanding

VS - Very Satisfactory

S - Satisfactory

P - Poor

MONTHLY ASSESSMENT 2023-2024

ASSOCIATION	YEAR	INCLUDE IN ASSESSMENT?			MONTHLY ASSESSMENT	
		INSUR	HOUSE WATER	ASPHALT	2023	2024
Aspen Meadows	1975	YES	YES	YES	\$366	\$376
Fairfield	1994	YES	NO	YES	\$255	\$265
Fallgreen #1	1968	YES	YES	YES	\$345	\$355
Golf Court	1976	NO	YES	YES	Not Reported	
Meadowcreek	1976	NO	YES	YES	\$300	\$300
Meadowgreen #1		NO	YES	YES	\$290	\$300
Meadowgreen #2	1973	NO	YES	YES	\$357	\$357
Mount Vista	1979	NO		NO	\$235	\$240
			YES (Multiplex)		\$285	\$290
Oak Forest	1973	NO	YES	YES	\$371	\$383
Oak Island	1974	NO	YES	YES	\$275	\$275
Orchard	2014	YES	NO	NO	\$205	\$215
Overlook	1984	NO	NO	YES	\$296	\$296
Pythian Court		NO	NO	NO	\$225	\$250
Riven Rock		NO	NO	YES	\$288	\$327
Rockgreen	1971	NO	YES	YES	\$270	\$270
Stone Creek	1987	NO	YES	YES	\$310	\$321
Twin Lakes	1984	YES	YES	NO	\$270	\$282

** HOA only insurance included in dues, not homeowners

**LOMAA
RESERVE INFORMATION 2023**

ASSOCIATION	DEV. NO.	No. Units	Reserve Study			Current	
			Firm	Year	Cost	Reserves	% Funded
Aspen Meadows	6D	77	RAC	2023	\$895	\$189,232	Not Reported
Fairfield	20	24	RAC	2022	\$995	\$95,890	60
Fallgreen #1	15	8	RAC	2022	\$895	Not Reported	58
Golf Court	11G	19	RAC	2022	\$800	Not Reported	
Meadowcreek	12B	24	RAC	2021	\$850	\$141,000	100
Meadowgreen #1	6A	44	RAC	2021	\$850	\$113,000	70
Meadowgreen #2	6C	47	Assoc. Reserves	2023	\$600	\$1,041,530	15
Mount Vista	14B	50	ARA	2021	\$700	\$1,115,114	80
Oak Forest	7	43	RAC	2021	\$1,000	\$140,426	33
Oak Island	109	71	RAC	2023	\$750	\$165,313	97
Orchard	23	55	RAC	2023	\$995	\$225,347	100
Overlook	16B	32	RAC	2023	\$750	Not Reported	36
Pythian Court	15D2	15	RAC	2023	\$900	\$3,414	59
Riven Rock	17B	31	Kelley	2024	\$900	\$90,846	72
Rockgreen	120	44	ARA	2024	Not Provided	\$63,000	
Stone Creek	15B	33	RAC	2023	\$895	\$59,861	60
Twin Lakes	14E	92	Assoc. Reserves	2023	\$3,030	Not Reported	

FIRMS

RAC Reserve Analysis Consulting

BRG Browning Reserve Group

ARA Applied Reserve Analysis

**LOMAA
MANAGEMENT 2023**

ASSOCIATION	DEV. NO.	No. Units	COMPANY	SERVICE	HOW LONG?	RATING	MONTHLY COST
Aspen Meadows	6D	77	PAS	Full	No Report	TS	No Report
Fairfield	20	24	PAS	Full	6+	SS	\$523
Fallgreen #1	15	8	PAS	Full	7	N	\$164
Golf Court	11G	19	Grapevine	Full	Not Reported		
Meadowcreek	12B	24	Grapevine	Accounting	6	SS	\$462
Meadowgreen #1	6A	44	PAS	Accounting	7	SS	\$598
Meadowgreen #2	6C	47	PAS	Full	No Report	N	\$950
Mount Vista	14B	50	CIMS	Accounting	No Report	N	\$926
Oak Forest	7	43	PAS	Full	Forever	TS	\$938
Oak Island	109	71	PAS	Accounting	2	SD	\$900
Orchard	23	55	PAS	Full	11+	TS	\$1,200
Overlook	16B	32	PAS	Accounting	No Report	SS	No Report
Pythian Court	15D2	15	PAS	Full	10+	TS	\$328
Riven Rock	17B	31	PAS	Full	15+	SS	\$657
Rockgreen	120	44	Grapevine	Full	6	SS	\$925
Stone Creek	15B	33	PAS	Full	4	TS	\$658
Twin Lakes	14E	92	PAS	Accounting	?	TS	\$1,287

RATING

TS - Total Satisfied

SS Somewhat - Satisfied

N-Neutral

SD-Somewhat - Dissatisfied

TD - Total Dissatisfied

**FIREWISE
2023**

ASSOCIATION	DEV. NO.	No. Units	Firewise Work Done	Describe	Cost Overall
Aspen Meadows	6D	77	Yes	Continued to clear around buildings, upgraded fire alarms in four-plexes, gave increased attention to clearing gutters and roofs, trimmed down bushes, etc.	Fired alarm system repairs of \$6,000, most other costs borne by owners.
Fairfield	20	24	Yes	Rock was laid 5-feet around the front of all homes	\$20,940
Fallgreen #1	15	8	No	No; most units already completed the home hardening; all of the landscaping is fire wise compliant.	
Golf Court	11G	19	Not Reported		
Meadowcreek	12B	24	Yes	Remove or severely prune shrubs and trees nears homes. A few installed new, fire resistant roof shingles.	Very rough estimate, \$50K
Meadowgreen #1	6A	44	None Reported		
Meadowgreen #2	6C	47	Yes	10% of them installed 1/8 inch screens on vents	
Mount Vista	14B	50	Yes	Air vent screens, removal of bushes, trimming trees & bushes	
Oak Forest	7	43	Yes	All units have at least 10' defensible space surrounding them	
Oak Island	109	71	Yes	Added rocks, removed shrubs, trimmed trees.	
Orchard	23	55	yes	Association is responsible for virtually all Firewise compliance. Owners generally bring issues, if any, to our attention. Generally we attempt to coordinate Firewise activities, e.g. pruning and tree trimming with the normal landscape schedules. Special issues are contracted separately but none occurred in 2023.	
Overlook	16B	32	Yes	replace vents, restricted planting within 5 feet of home, gutter guards, cut back or removed trees, wire mesh over lattice, Some have done this this year and some last. More needs to be done	
Pythian Court	15D2	15		Various	Various
Riven Rock	17B	31	Yes	No specific home hardening but HOA has removed many plants and trees that were located in the 5 foot zone and trimmed many plants and trees throughout the HOA to create proper seperation and meet plant to tree height requirements.	\$10K
Rockgreen	120	44	Yes	Annual roof & Gutter maintenance	Varies by unit
Stone Creek	15B	33	Yes	All tree branches off of roofs and created, where possible a 5' barrier between house and plants and foliage.	\$32,885
Twin Lakes	14E	92	Yes	Not Reported	

WATER MANAGEMENT 2023

ASSOCIATION	DEV. NO.	No. Units	Actions & Plans
Aspen Meadows	6D	77	Closely monitored volume and frequencies of sprinkler system, some owners considered dryscape, regular reporting and encouragements to owners on water usage.
Fairfield	20	24	Reduced watering days from 7 to 5. Reduced watering time to 15 minutes.
Fallgreen #1	15	8	Our Landscaping Management company helps us with the timing and the amount of water usage. Our board monitors usage at least quarterly and restricts new plantings in the common area
Golf Court	11G	19	For common water on 19 residences, we have 325 sprinkler heads. Identified all heads, all valves, controller, etc a few years ago. Heads were buried under dirt, behind plants, broken, angled, clogged, overwatering and underwatering radii. Inefficient brass heads have all been replaced, and constantly add heads with longer risers to accommodate ever-heightening turf. Plants trimmed way back. Reduced some valves' flow to avoid watering sidewalks. Monitor more closely dry and overwatered turf and deal with it accordingly. This year for the first time we know of, we aerated (pulled plugs) the common turf. About ¼ of our homes were watering drip all winter. We've surveyed all the drip systems, reduced water where appropriate, and work with owners to turn them off and turn them on again season-appropriate. Years 2020/21/22/23 would have cost an average of \$35k per year, or \$140k. Instead, we've spent \$107k. Savings of \$33k in last three years, or \$11k/year. \$33.4k in 2020. \$25.9k in 2021. \$23.6k in 2022. \$23.7k in 2023. These savings don't included inflated costs of water over the last few years
Meadowcreek	12B	24	We hope to convert more grass to drought tolerant landscaping, but our residents love their grass.
Meadowgreen #1	6A	44	None Reported
Meadowgreen #2	6C	47	We've taken out lawns using the City's Cash for Grass program
Mount Vista	14B	50	Turned length of watering down 70% in spring & fall - off during winter
Oak Forest	7	43	We are in the process of getting a proposal from our landscaper for removing the grass and taking advantage of the cash for grass program offered by the City of Santa Rosa.
Oak Island	109	71	Cash for grass was used to reduce watering/removed sprinklers and added drip lines.
Orchard	23	55	Regular system checks; new valves, new controllers with Solar Sync wireless sensors; monitor SR usage and get alerts to potential leaks, etc
Overlook	16B	32	Changed much of the spray to drip lines and capped off sprinklers. Continue to work with cash for grass, drought resistant planting Between 2019 and 2023 we reduced our water usage 56% according to Thomas Hare at the Santa Rosa Water Dept
Pythian Court	15D2	15	Replaced sprinkler heads for more efficient water usage
Riven Rock	17B	31	1) Installed Master Valves on our two main city water lines for irrigation. 2) In response to AB 1572 we contracted with Dave Phelps of Garden Enlightenment for help with a master plan for turf removal and replacing with plants. This is a long term process and we have had numerous association meetings to review plant plans and discuss next steps. We have not removed turf at this time but are preparing for removing a small turf segment soon where we have had ongoing irrigation issues.
Rockgreen	120	44	Education of toatal water use & cost by HOA board - continued education
Stone Creek	15B	33	We use an iPhone app., which allows several individuals to monitor our system (controls each and every value), (Hydropoint) which monitors weather 24/7, and adjusts flows, accordingly.
Twin Lakes	14E	92	Remind residents of costs to help community

GENERATORS 2023

ASSOCIATION	DEV. NO.	No. Units	Have Generators	Location	Portable Count	Installed Count	Easement?
Aspen Meadows	6D	77	Yes	In common area		1	Unknown
Fairfield	20	24	Yes	1 in common area	6	1	No, Medical
Fallgreen #1	15	8	No				
Fallgreen #2	14	9		Owners lot	1		No
Golf Court	11G	19	Not Reported				
Meadowcreek	12B	24	Yes	Owners lots	1	2	No
Meadowgreen #1	6A	44	No				
Meadowgreen #2	6C	47	No				
Mount Vista	14B	50	Yes	1 in common area		1	No
Oak Forest	7	43	No				
Oak Island	109	71	Yes	1 in common area	9	1	Owner Paid
Orchard	23	55	Yes	Owners lots	Unknown		No
Overlook	16B	32	No				
Pythian Court	15D2	15	No				
Riven Rock	17B	31	Yes	Owners lots	5	0	No
Rockgreen	120	44	Yes	2 in common area	2	2	HOA Paid
Stone Creek	15B	33	Yes	Owners lots	12	4	No
Twin Lakes	14E	92	Not Reported				

ANY OTHER WORK - 2023
Fences, Walls, Street Lights, etc.

Association	Other Work Done in 2022
Aspen Meadows	Owner volunteers have monitored and repaired ground lights, cleared creek banks, completed water reports, and done landscaping work throughout the HOA
Fairfield	None Reported
Fallgreen #1	In 2023, we started the process of revising our CC&Rs to be completed during 2024
Golf Court	None Reported
Meadowcreek	Weed whacking common area along creek.
Meadowgreen #1	Five garbage enclosures either repaired or replaced.
Meadowgreen #2	None Reported
Mount Vista	None Reported
Oak Forest	<p>There were mixed feelings about the sheep in 2023. There were varying opinions as to whether the sheep killed/damaged existing landscape.</p> <p>2. Fernandez Landscape – Retaining Walls \$6180.00</p> <p>Oak Forest has utilized Fernandez Landscape over the last few years on other projects. Switched from Land Design to Fernandez approximately 7 months ago for weekly Landscape maintenance and landscaper</p> <p>3. Land Design \$2165/Monthly until October 2023 \$2165.00/Monthly work was not being done as expected, expensive.</p> <p>2023 Repair work lateral line \$269.20</p> <p>4. A. Plus Tree Service \$35525.00 I don't believe we were happy with the work.</p> <p>5. Land Design-Irrigation Repairs 5.Land Design was our landscape contractor for up until October 2023</p> <p>6. Lane Plumbing. Lane Plumbing is called upon from time to time for miscellaneous plumbing needs.</p> <p>Repair work #19 excessive water use notice</p>
Oak Island	None Reported
Orchard	None Reported
Overlook	None Reported
Pythian Court	Mail Box Posts, repaired in front of Triplex EUCA for property extension on back Patio at #404 Pythian road
Riven Rock	None Reported
Rockgreen	Nature Science - Pest control \$330
Stone Creek	Large tree & brush work as mentioned in Firewise. We had one mailbox replaced (\$550) due to an accident. Our CC&R's are being rewritten in 2024 to address the issue of the possibility of not being able to procure
Twin Lakes	None Reported

(shows details or comments from surveys, not all work performed)

ASSOCIATION	VENDOR / WORK PERFORMED	COST
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ASPHALT

No Details Reported

CONCRETE

Aspen Meadows	NorCal Foundations - Repaired uneven spots on sidewalks and Drives	\$7,290
Riven Rock	Pacific Coast Cutters - Small grinding job.	\$283
Stone Creek	Donegal Contractors - Replace joints in driveway sections. Donegal has performed this work before and does a good job.	\$1,800

ARBORISTS

Aspen Meadows	TreePro - Removed wind damaged and dead trees and trimmed others	\$24,000
Fallgreen I	Second Nature Tree - Graham Charles, Aroborist - We had a very old Hawthorne tree break, leaving a huge limb near the sidewalk along Oakmont Drive- truly a hazard. Graham Charles was out virtually overnight and took down the rest of the tree, leaving the site immaculate. He came back a week or so later and ground the stump so that we have a safe site	\$500
Meadowcreek	Barragan Tree Service - Good work, fair price	\$5,000
Mount Vista	Ability to break up total proposal into smaller projects by tree(s) some tree trimming - some broken branches	\$8,990
Oak Forest	Second Nature Tree Service/Graham Charles - Professional, knowledgeable and fair in pricing.	\$5,500
Overlook	TreePro - Tree Maintenance Prompt quotin and scheduling Clean the site well Fair cost	\$7,650
Riven Rock	Nieto Landscaping, Arborists That Climb, Arborcare Group Neito pollards trees annually, Arborists That Climb do our ongoing maintenance, Arborcare Group removed a few trees at year end.	\$13,935
Stone Creek	Scandia & Fernandez Landscaping, Combined To Meet Firewise compliance of OVA branches on all trees off roofs Both contractors did an excellent job at their assigned tasks	\$32,885

(shows details or comments from surveys, not all work performed)

ASSOCIATION	VENDOR / WORK PERFORMED	COST
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LANDSCAPE

Fallgreen I	Park Landscape Maintenance The owners are extremely responsive to our needs, whether we have an irrigation issue or near flooding issue as we did in early 2024. The company owners assessed the situation within a 24-hour period and came up with an acceptable and affordable plan, installing a French drain along one side of the triplex and then some weeks later when another deluge hit, creating a rock-lined swale to carry the water away from the common area, which had been several inches under water. We will report on that expense in the 2024 survey.	See Summary
Meadow Green 2	Red Vino - Very responsive, young workers don't see obvious issues.	See Summary
Meadowcreek	Fernandez Landscape - Terminated service in November, switched to Park Landscaping	See Summary
Mount Vista	Fernandez Landscape - Contract is mow & blow, weed spraying plus, Extra work is charged by the hour or project	See Summary
Oak Forest	Fernandez Landscape - We have been clients of Fernandez Landscape for 7 months now and are very pleased with the services they offer. Jorge, the owner, is consistently responsive whenever we reach out to him.	See Summary
Pythian Curt	Park Landscaping - Not very responsive - cancelled contract early 2024	See Summary
Riven Rock	Service is weekly. Lawn maintenance performance is satisfactory. Plant trimming and weed work average. Irrigation support poor. In early 2024 contract went from \$2k per month to \$2.5k per month and are asking for better plant maintenance service given firewise demands.	See Summary
Stone Creek	Fernandez Landscaping (Replaced Scandia) - It took some getting "use to each other" BUT, they met our standard.	See Summary

INSURANCE

Meadowcreek	Farmers - Obtained through George Peterson Insurance Agency	See Summary
Meadowgreen 2	Trisura - Total \$7,589.45 for 47 homes	See Summary
Mount Vista	Nationwide - \$28mm w/ workers comp & fidelity bond. Commercial general liability & directors liability aslo \$1mm w/ \$2500 deductible.	See Summary
Oak Forest	Oak Forest HOA amended our CC&R's in 2020 to allow the Association and homeowners to have the option to purchase either a group master policy or for each individual homeowner to procure their own comparable property damage and fire policy.	Varies by Owner
Oak Island	Nationwide - Individual Homeowner Coverage Based on Square Footage of Home	See Summary
Orchard	Increased limits by 7.6% Total premium increase 13.2%	See Summary
Stone Creek	It was our 2nd year with Farmers and we felt lucky to have their coverage, at an 11% increase	See Summary

(shows details or comments from surveys, not all work performed)

ASSOCIATION	VENDOR / WORK PERFORMED	COST
PAINTING		
Oak Forest	Miranda Painting - Oak Forest initiated Phase 1, consisting of 11 units of the mandatory painting in June 2024. The painting process is divided into four phases. Phase 1 was successfully completed on June 22, 2024, to the members' great satisfaction with both the painters and the final outcome. Cost \$46,900	
Oak Island	Airhorn - Highly Recommend Airhorn; Residents were able to make changes to colors or to repair dry rot at their own expense.	See Summary
Riven Rock	Airhorn - Owner worked well with residents and completed on schedule	See Summary

IRRIGATION & PLUMBING

Fallgreen I	Rock Solid Drains - Installed clean-out valves to serve all units within HOA; EXCELLENT service, design and installation. They left the site of each installation immaculate!	\$5,244
Meadowcreek	Fernandez - We asked Jorge to fix our irrigation system etc., and he doesn't, probably because he doesn't know how.	\$500
Meadowgreen #1	Unique Landscape - expenses are reasonable; usually quick to correct	
Mount Vista	\$325 (Backflow) \$20,734 Irrigation Water	
Oak Island	Fernandez - Included in contract—with the exception of small repairs such as sprinkler head replacement. No major plumbing projects that fell under HOA responsibility.	See Summary
Orchard	Red Vino - : May Systems check. May controller replacement, October replaced two aging controllers.	\$4,986
Pythian Court	Park Landscape - Ignored dry/dead grass area. Needed to be reminded to repair an irrigation line.	\$1,400
Riven Rock	Lateral Line Repairs - Redwood Sewer and Drain, Economy Plumbing, Mr Rooter, Leak Detection Pro's Installation of Two Master Valves - LandCare We were hit with 4 emergency Lateral Line repairs and one significant emergency 2" Irrigation Line repair that required immediate repair. So far this year no Lateral Line repair work. Irrigation Repairs - Unique	Lateral Repairs \$19,361 Master Valves \$9,300 Irrigation Rpr \$7,157
Stone Creek	Scandia & Fernabdez - Both contractors met their bids in the repair work they performed.	\$5,946

ASSESSMENTS

No Details Reported

RESERVES

No Details Reported

MANAGEMENT

No Details Reported

(shows details or comments from surveys, not all work performed)

ASSOCIATION	VENDOR / WORK PERFORMED	COST
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FIREWISE, WATER MANAGEMENT & GENERATORS

SEE SUMMARY

<u>Dues includes water and insurance</u>										
<u>HOA's</u>	<u># Units</u>	<u>Dues 24</u>	<u>Dues 23</u>	<u>Dues 22</u>	<u>Reserves</u>	<u>Reserv /unit</u>	<u>Insur Ded</u>	<u>Replace</u>	<u>%</u>	<u>Company</u>
Woodgreen #1	8		nr	220	12,000	1,500	nr	nr		
Glengreen	21		nr	250	58,198	2,771	nr	nr	62	
Aspen Meadows	77	376	366	366	189,232	2,457	25,000	nr	nr	Farmers
Average #1	35	376	366	279	86,476	2,243	25,000		62	
<u>HOA's</u>										
<u># Units</u>	<u>Dues 24</u>	<u>Dues 23</u>	<u>Dues 22</u>	<u>Reserves</u>	<u>Reserv /unit</u>	<u>Insur Ded</u>	<u>Replace</u>	<u>%</u>	<u>Company</u>	
<u>Dues includes water</u>										
Oak Forest	7	383	371	356	140,426	20,142	Home owner	nr	33	
Fallgreen 1	8	355	345	345	Confid	\$\$	Home owner	nr	58	????
Fallgreen #2	14		360	nr	20,200	1,429	1,000	n/homes	55	US Liability
Golf Court	19		300	290	nr	nr	25,000	315	nr	Farmers
Meadowcreek	24	300	300	310	141,000	5,875	10,000	475	100	Farmers
Valley Green	29		nr	225	nr	nr	nr	nr	nr	
Average #2	17	346	335	305	100,542	9,148	1k/25k	395	62	
<u>HOA's</u>										
<u># Units</u>	<u>Dues 24</u>	<u>Dues 23</u>	<u>Dues 22</u>	<u>Reserves</u>	<u>Reserv /unit</u>	<u>Insur Ded</u>	<u>Replace</u>	<u>%</u>	<u>Company</u>	
<u>Dues includes water</u>										
Overlook	32	296	296	286	nr	nr	nr	nr	36	Farmers
Rock green	44	270	270		63,000	1,432	10,000		41	
Stone Crrek	33	321	310	310	59,861	1,814	25,000	617	60	Farmers
Woodgreen #2	37		260	250	nr	nr	1,000		nr	Farmers
Brookgreen	39		nr	275	nr	nr	nr	nr	nr	
Average #3	37	296	285	280	61,431	1,623	1k/25k	617	46	
<u>HOA's</u>										
<u># Units</u>	<u>Dues 24</u>	<u>Dues 23</u>	<u>Dues 22</u>	<u>Reserves</u>	<u>Reserv /unit</u>	<u>Insur Ded</u>	<u>Replace</u>	<u>%</u>	<u>Company</u>	
<u>Dues includes water</u>										
Oak Vista	41		260	250	106,000	2,585	10,000		100	Farmers

Meadowgreen #1	44	300	290	280	113,000	2,568	10,000	435		Farmers
Meadowgreen #2	47	357	357	298	1,091	23	25,000	400	15	Trisura
Mount Visata	50	240/250	235	268/210	115,114	2,302	25,000		80	Nationwide
Oak Island	71	250	295	275	165,313	2,328	25,000	435	97	Nationwide
Twin Lakes	92	282	270	260	nr	nr	25,000	300		Farmers
Average #4	58	287	285	272	100,103	1,961	10k/25k	393	73	
HOA's	# Units	Dues 24	Dues 23	Dues 22	Reserves	Reserv /unit	Insur Ded	Replace	%	Company
<u>Dues includes Insurance</u>										
Singing Brook	49		335	330	161,224	2,857	25,000	393	100	Famers
Orchard	55	215	205		225,347	4,097	10,000	579	154	Travlers
Average #5	52	215	270	330	193,285	3,477	10k/25/k	486	127	
HOA's	# Units	Dues 24	Dues 23	Dues 22	Reserves	Reserv /unit	Insur Ded	Replace	%	Company
<u>Dues Only</u>										
Pythian Court	15	250	225		3,414	22,760	Home owner		59	
Fairfield	24	265	255	230	95,890	3,995	25,000	573	60	Farmers
Pleasant Vista	28		nr	nr	nr	nr	10,000		nr	Nationwide
Riven Rock	31	327	288	266	90,846	2,936	10,000	660	72	Farmers
Singing Woods	35		270	245	335,581	9,588	10,000	538	86	Nationwide
Stary Knoll	42		nr	364	nr	nr	nr	nr	nr	
Quail Run	61		196		350,000	5,737	owners		100	
Average #6	34	280	247	276	175,146	9,003	210k/25k	590	75	
HOA's	# Units	Dues 24	Dues 23	Dues 22	Reserves	Reserv /unit	Insur Ded	Replace	%	Company
The Meadows	?		82		81,750	997	owners		85	
Average #7			82		81,750	997			85	

<u>HOA's</u>	<u># Units</u>	<u>Landscaper</u>	<u>Perform</u>	<u>\$/unit</u>	<u>Arborist</u>	<u>Expence</u>	<u>Mgt. Co.</u>	<u>\$/unit</u>	<u>Service</u>	<u>Perform</u>
Woodgreen #1	8									
Fallgreen 1	15	Park Landsc	Out	78.00	Second Nature Tree	500	PAS	10.93	Full	Neu
Glengreen	21									
Aspen Meadows	77	PLM	Sat	70.40	Tree Maintenance	24,000	PAS	\$\$	Full	TS
Average #1	35			74.20		12,250		10.93		
HOA's	# Units									
Dues includes water		<u>Landscaper</u>	<u>Perform</u>	<u>\$/unit</u>	<u>Arborist</u>	<u>Expence</u>	<u>Mgt. Co.</u>	<u>\$/unit</u>	<u>Service</u>	<u>Perform</u>
Fallgreen #2	14									
Golf Court	19									
Meadowcreek	24	Fernadez	Poor	60.00	Barrgan Tree	5,000	Grapevine	19.25	Accounting	MS
Oak Forest	7									
Valley Green	29									
Average #2	17			60,000		5,000		19.25		
HOA's	# Units									
		<u>Landscaper</u>	<u>Perform</u>	<u>\$/unit</u>	<u>Arborist</u>	<u>Expence</u>	<u>Mgt. Co.</u>	<u>\$/unit</u>	<u>Service</u>	<u>Perform</u>
Overlook	32	Fernandez	nr	68.44	Tyree Pro	7,650	PAS	nr	Accounting	SS
Rock green	44	Fernandez	Sat	52.00	Hagstrom & Sons	16,400	Grapevine	21.02	Full	SS
Stone Crrek	33	Fernandez	Out	75.76	Scandia/Fernandez	32,885	PAS	19.94	Accounting	TS
Woodgreen #2	37									
Brookgreen	39									
Average #3	37			65.40		18,978		20.48		
HOA's	# Units									
		<u>Landscaper</u>	<u>Perform</u>	<u>\$/unit</u>	<u>Arborist</u>	<u>Expence</u>	<u>Mgt. Co.</u>	<u>\$/unit</u>	<u>Service</u>	<u>Perform</u>
Oak Vista	41									
Meadowgreen #1	44	Unique Land	Out	50.00	Sandborn	15,000	PAS	13.59	Accounting	SS
Meadowgreen #2	47	Red Vino	Sat	45.00	True North	9,000	PAS	20.21	Full	Neutral
Mount Visata	50	Fernandez	Sat	54.00	Vintage Tree care	8,990	Com Interest	12.76	Accounting	Neutral
Oak Island	71	Fernandez	Out	52.11	VEMA	0	PAS	12.68	Accounting	SW
Twin Lakes	92	Fernandez	Out	67.00	Second Nature Tree	10,000	PAS	13.27	Accounting	TS
Average #4	58			53.62		10,747		14.50		

<u>HOA's</u>	<u># Units</u>	<u>Landscaper</u>	<u>Perform</u>	<u>\$/unit</u>	<u>Arborist</u>	<u>Expence</u>	<u>Mgt. Co.</u>	<u>\$/unit</u>	<u>Service</u>	<u>Perform</u>
Singing Brook Orchard	49									
	55	Red Vino	Sat	36.36	Red Vino	6,400	PAS	21.81	Full	TS
Average #5	52			36.36		6,400		21.81		
<u>HOA's</u>	<u># Units</u>									
<u>Dues Only</u>		<u>Landscaper</u>	<u>Perform</u>	<u>\$/unit</u>	<u>Arborist</u>	<u>Expence</u>	<u>Mgt. Co.</u>	<u>\$/unit</u>	<u>Service</u>	<u>Perform</u>
Fairfield	24	Fernandez	out	64.58	Second Nature Tree	22,500	PAS	21.88	Full	SS
Pleasant Vista	28									
Riven Rock	31	Unique	Sat	65.00	Nieto Landscaping	13,935	PAS	21.94	Full	SS
Singing Woods	35									
Stary Knoll	42									
Quail Run	61									
Average #6	34			64.79		18,175		21.91		
<u>HOA's</u>	<u># Units</u>	<u>Landscaper</u>	<u>Perform</u>	<u>\$/unit</u>	<u>Arborist</u>	<u>Expence</u>	<u>Mgt. Co.</u>	<u>\$/unit</u>	<u>Service</u>	<u>Perform</u>
The Meadows	?									
Average #7										