

**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

**2022**



**LOMAA  
ASPHALT STREETS 2022**

<b>ASSOCIATION</b>	<b>DEV. No.</b>	<b>CONST. YEAR</b>	<b>Total Area S.F.</b>	<b>RE-PAVE</b>	<b>SEAL YEAR</b>	<b>OVERLAY YEAR</b>	<b>Con-tractor</b>	<b>RATE</b>	<b>Rating</b>	<b>WORK 2022</b>
Aspen Meadows	6D	1974	65,529	2005	2022		B	\$ 0.31	O	\$20,069
Fairfield	20	1991	8,900		2010					NONE
Fallgreen #1	15	1966	5,600	2021	2011					NONE
Fallgreen #2	14	1970			2018					NONE
Golf Court	11G	1977	14,460		2008	2003				NONE
The Meadows										N/A
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							NONE
Oak Forest	7	73/79	65,000	2022	1997	2013	A	\$ 7.40	Not Rated	\$70,723
Oak Island	109	1974	72,000		2013					NONE
Oak Vista	11H				2018					NONE
Orchard	23	2014								NONE
Quail Run	19,21	1996	-0-		2017					NONE
Riven Rock	17B	1987	15,000		2022		C	\$ 1.75	S	\$13,500
Rockgreen	120	1971	36,750	2018	2012					NONE
Singing Brook	17F	1989			2012					NONE
Singing Woods	91A		64,850		2016					NONE
Stone Creek	15B	1986	10,152	2022	2012		A	\$ 4.72	O	\$47,892
Twin Lakes	14E	1984		2000						NONE
Woodgreen #2	1RR17	1977	120,000	1996	2009					NONE

\*\*\*\* = Section of total street

- CONTRACTORS**
- 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.

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

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

**LOMAA  
CONCRETE:  
WALKS-DRIVES-CURBS 2022**

ASSOCIATION	DEV.	CONST.	WALKS	DRIVES	CURBS	REPAIRS	CONTRA	RATE	Rating	WORK
	No.	YEAR	S.F.	S.F.	L.F.		CTOR			2022
Aspen Meadows	6D	1974	32,000	20,000						NONE
Fairfield	20	1991		130						NONE
Fallgreen #1	15	1966	2,000	1,238	500					NONE
Fallgreen #2	14	1970								NONE
Golf Court	11G	1977								NONE
The Meadows										N/A
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
Oak Vista	11H									NONE
Orchard	23	2014				See Details	EE	25.50	S	\$2,450
Quail Run	19,21	1996				See Details	Y		S	Not Reported
Riven Rock	17B	1987	3,000	15,000	350		FF	120.00	O	\$2,700
Rockgreen	120	1971								NONE
Singing Brook	17F	1989								NONE
Singing Woods	91A									NONE
Stone Creek	15B	1986	14,250	15,500	3,450	450 sq feet	GG	21.56	O	\$9,700
Twin Lakes	14E	1984				Repair Only	Not Reported		P	\$14,000
Woodgreen #2	1RR17	1977								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      |                                  |
| L. H. PETERSON       |                        |                                  |

RATINGS

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

**LOMAA  
Arborists  
2022**

<u>ASSOCIATION</u>	<u>ARBORIST/SERVICES</u>	<u>RATING</u>	<u>2022 EXPENSE</u>	
			<u>OPERATING</u>	<u>RESERVE</u>
Aspen Meadows	Tree Pro	O	\$26,000	
Fairfield	Second Nature Tree Service	O	\$3,300	\$5,500
Fallgreen #1			NONE	
Fallgreen #2			NONE	
Golf Court	Forest Tree, Hagstrom & Sons	O	See Work Details	
The Meadows	Not Provided - See Details	S	\$900	\$375
Meadowcreek	Arborists That Climb	O	\$6,500	
Meadowgreen I	Sandborn Tree		\$16,540	
Meadowgreen II	A Plus Trees	S	\$8,000	\$6,000
Mount Vista	Brown's	P	\$7,750	
Oak Forest	A-Plus Tree	Not Rated	\$18,573	
Oak Island	Atlas Tree and Landscaping	O	\$2,893	\$9,000
Oak Vista	Image	S	\$5,000	
Orchard	Unique Landscaping	S	\$6,545	
Quail Run	Second Nature Tree	O	Varied depending on Job	
Riven Rock	Arborists That Climb / Nietto	O	\$19,800	
Rockgreen	Hagsrom & Sons	O	\$6,000	\$2,135
Singing Brook	Abraham's Tree Service	S	\$19,480	
Singing Woods	Los Arboles Company	O		\$31,000
Stone Creek	Scandia	O		\$8,733
Twin Lakes	Second Nature	O	\$8,800	
Woodgreen #2	Vintage Tree Care	O		\$6,690
			\$175,561	\$69,433
				\$244,994

Rating

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

**LOMAA  
LANDSCAPE 2022**

ASSOCIATION	DEV. NO.	No. Units	COMPANY	Fertilize	Weed	Irrigate	HOW LONG	RATING	COST PER UNIT/MONTH
Aspen Meadows	6D	77	PLM		✓	✓	9	S	\$67.63
Fairfield	20	24	Landesign	✓	✓	✓	4+	P	\$73.17
Fallgreen #1	15	8	Park Landscape Maintenance		✓		4	S	\$70.00
Fallgreen #2	14	9	Park Landscape Maintenance				6 to 7	S	\$74.88
Golf Court	11G	19	Park Landscape	✓	✓		2	O	\$60.53
The Meadows**		36	Not Provided	✓	✓		6	S	\$8.66
Meadowcreek	12B	24	Fernandez	✓			3	S	\$45.83
Meadowgreen #1	6A	44	Unique Landscape Mgmt	✓	✓	✓	1	O	\$50.00
Meadowgreen #2	6C	47	B.P. Landscaping		✓	✓	22	S	\$53.00
Mount Vista	14B	50	Fernandez	✓	✓	✓	1	S	\$54.00
Oak Forest	7	43	Landesign	✓	✓	✓	1	S	\$54.00
Oak Island	109	71	Fernandez	✓	✓	✓	4.5	S	\$52.11
Oak Vista	11H	41	Fernandez	✓	✓		7	S	Not Reported
Orchard	23	55	Unique Landscaping	✓		✓	4	S	\$36.36
Quail Run	19,21	61	Fernandez	✓	✓		6	S	Not Reported
Riven Rock	17B	31	Unique Landscaping	✓	✓		1	Not Rated	\$64.50
Rockgreen	120	44	Fernandez	✓	✓	✓	12	O	\$51.00
Singing Brook	17F	49	Landesign	✓	✓	✓	5	S	\$102.16
Singing Woods	91A	35	LANDESIGN			✓	6	S	\$60.00
Stone Creek	15B	33	Scandia	✓	✓		5	S	\$81.82
Twin Lakes	14E	92	Fernandez	✓	✓	✓	14	O	\$68.00
Woodgreen #2	1RR17	37	Fernandez	✓	✓	✓	10+	O	Not Reported

\*\* 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 2022**

ASSOCIATION	DEV. NO.	No. Units	HOA	Owner	COMPANY	DEDUCTABLE	PER SQ FOOT	
Aspen Meadows	6D	77	Yes		Farmers	\$ 25,000	Not Reported	
Fairfield	20	24	Yes		Farmers	\$ 25,000	\$416-\$624	
Fallgreen #1	15	8	Yes	Yes	See Details			
Fallgreen #2	14	9	Yes	No	US Liability Insurance Co.	\$ 1,000	Not Homes	
Golf Court	11G	19	Only		Farmers	\$ 25,000	See Dtls	
The Meadows**		36		Yes	Varies by homeowner			
Meadowcreek	12B	24			Aspen Specialty	\$ 10,000	\$500.00	
Meadowgreen #1	6A	44	Yes		Farmers	\$ 10,000	\$435.00	
Meadowgreen #2	6C	47	Yes		Trisura Specialty	\$ 5,000	\$400.00	
Mount Vista	14B	50	Yes		Nationwide	\$ 25,000	\$400.00	
Oak Forest	7	43	Not Reported					
Oak Island	109	71	Yes		Nationwide	\$ 25,000	\$435.00	
Oak Vista	11H	41	Yes		Farmers	\$ 10,000	Not Reported	
Orchard	23	55	Yes		Travelers	\$ 10,000	\$531.00	
Quail Run	19,21	61		Yes	Individual Homeowner Coverage			
Riven Rock	17B	31	Yes		Farmers	\$ 25,000	\$650.00	
Rockgreen	120	44	Yes		Farmers	\$ 10,000	Not Reported	
Singing Brook	17F	49	Yes		Farmers	\$ 25,000	393/590	
Singing Woods	91A	35	Yes	See Details	Nationwide	\$ 10,000	\$537.00	
Stone Creek	15B	33	Yes		Farmers	\$ 10,000	\$492.00	
Twin Lakes	14E	92	Yes		Travelers	\$ 25,000	\$500.00	
Woodgreen #2	1RR17	37	Yes	Yes	Farmers	\$ 1,000	Not Reported	

**LOMAA  
PAINTING CONTRACTS 2022**

ASSOCIATION	DEV. NO.	Units	Sgl	Du-plex	Tri-plex	4 - plex	Cycle Years	Units Pted	Unit Cost	Last Pted	Painter	Rate	WORK
													2022
Aspen Meadows	6D	77	33	6	4	5	8	22	2000	2021	Horn		NONE
Fairfield	20	24	12	12			9	24	1650	2015			NONE
Fallgreen #1	15	8	5		1		8	8	2063	2017			NONE
Fallgreen #2	14	9	9				8	9	1495	2012	Horn		NONE
Golf Court	11G	19	13		2		5	19	1447	2006	Horn		NONE
The Meadows													N/A
Meadowcreek	12B	24	12		4		6	24	1450	2016			NONE
Meadowgreen#1	6A	44	13	8	5		6	44	1661	2015			NONE
Meadowgreen#2	6C	47	25	5	4		7	23	1593	2016			NONE
Mount Vista	14B	50	15	4	5	3	10	50	1500	2013			NONE
Oak Forest	7	43	3	12	4	1	5	10	4457	2010			NONE
Oak Island	109	71	56		5		6	9	2000	2023	Airhorn		\$18,000
Oak Vista	11H	41	15	2	6	1	7	41	1365.85	2015			\$0
Pleasant Vista	9B	28	28				8	28	3100	2011	Horn		\$0
Quail Run	19,21	61					6	32	1979	2022	CalPro	S	Not Reported
Riven Rock	17B	31	19	6			8	31	1800	2013	See Details		\$0
Rockgreen	120	44	15	1	9		8	44	1725	2015	Redwood		NONE
Singing Brook	17F	49	37	6			8	49	1884	2015			NONE
Singing Woods	91A	35	19	8			6	35	2186	2016			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
Woodgreen #2	1RR17	37	5	0	4	5	6	37	1202	2012			NONE

\*\* = Fences Only

**RATING**

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

**PLUMBING + IRRIGATION  
2022**

ASSOCIATION	DEV. NO.	No. Units	PLUMBING + IRRIGATION DRAINAGE & MISC	VENDOR	RATING	
Aspen Meadows	6D	77	\$ 4,404	PLM	S	
Fairfield	20	24	\$ 2,077	Landesign	P	
Fallgreen #1	15	8	\$ 530	Irrigation = Park Landscape Maintenance; Sewer = American Sewer & Drains See Details	S	
Fallgreen #2	14	9	\$ 4,829	Roto Rooter	S	
Golf Court	11G	19	Cost per hour itemized on invoice	Park Lanscape	O	
The Meadows		36	\$ 210	Not Provided	S	
Meadowcreek	12B	24	\$ 1,100	Fernandez Landscape	S	
Meadowgreen #1	6A	44	\$ 880	Park Landscape	S	
Meadowgreen #2	6C	47	\$ 2,000	B.P Maintenance	S	
Mount Vista	14B	50	\$ 9,863	See Details	Hernandez & ABP Backflow	S to P
Oak Forest	7	43	Not Reported			
Oak Island	109	71	\$ 12,496	Fernandez Landscaping, Rock Solid Drains, Checkrite	S	
Oak Vista	11H	41	\$ 3,600	Fernandez	S	
Orchard	23	55	\$ 9,445	Unique Landscaping	S	
Quail Run	19,21	61	Not Reported	Fernandez	S	
Riven Rock	17B	31	None			
Rockgreen	120	44	None			
Singing Brook	17F	49	\$ 772	Landesign	P	
Singing Woods	91A	35	\$ 800	Landesign	S	
Stone Creek	15B	33	\$ 3,218	Scandia	O	
Twin Lakes	14E	92	\$ 10,615	Fernandez	S	
Woodgreen #2	1RR17	37	NONE			

## RATING

O - Outstanding

VS - Very Satisfactory

S - Satisfactory

P - Poor



**LOMAA**  
**MONTHLY ASSESSMENT**  
**2022-2023**

<u>ASSOCIATION</u>	<u>YEAR</u>	<u>INCLUDE IN ASSESSMENT?</u>			<u>MONTHLY ASSESSMENT</u>	
		<u>INSUR</u>	<u>HOUSE WATER</u>	<u>ASPHALT</u>	<u>2022</u>	<u>2023</u>
Aspen Meadows	1975	Not Reported	YES	YES	\$366	\$366
Fairfield	1994	NO	NO	YES	\$230	\$255
Fallgreen #1	1968	YES	YES	YES	\$345	\$345
Fallgreen #2	1970	NO	YES	YES	\$355	\$360
Golf Court	1976	NO	YES	YES	\$290	\$300
The Meadows		NO	NO	NO	\$82	\$82
Meadowcreek	1976	NO	YES	YES	\$295	\$310
Meadowgreen #1		NO	YES	YES	\$280	\$290
Meadowgreen #2	1973	NO	YES	YES	\$298	\$357
Mount Vista	1979	YES	YES (Multiplex)	NO	\$210	\$235
Oak Forest	1973	NO	YES	YES	\$344	\$356
Oak Island	1974	NO	YES	YES	\$295	\$295
Oak Vista		NO	YES	YES	\$250	\$260
Orchard	2014	YES	NO	See Details	\$200	\$205
Quail Run	1996	NO	NO	YES	\$196	\$196
Riven Rock		NO	NO	YES	\$266	\$288
Rockgreen	1971	NO	YES	YES	\$260	\$270
Singing Brook	1989	YES	NO	No	\$330	\$335
Singing Woods		NO	NO	YES	\$245	\$270
Stone Creek	1987	NO	YES	YES	\$310	\$310
Twin Lakes	1984	NO	YES	NO	\$260	\$268
Woodgreen #2	1977	NO	YES	YES	\$250	\$260

\*\* HOA only insurance included in dues, not homeowners

**LOMAA  
RESERVE INFORMATION 2022**

ASSOCIATION	DEV. NO.	No. Units	Reserve Study			Current	
			Firm	Year	Cost	Reserves	% Funded
Aspen Meadows	6D	77	RAC	2020	\$875	\$128,025	Not Reported
Fairfield	20	24	RAC	2022	\$955	\$106,566	73.4
Fallgreen #1	15	8	RAC	2022	\$895	Not Reported	62
Fallgreen #2	14	9	RAC	2021	\$800	\$20,200	55
Golf Court	11G	19	RAC	2022	\$800		
The Meadows		36	BRG	2019	\$450	\$81,750	85+
Meadowcreek	12B	24	RAC	2021	\$850	\$100,000	100
Meadowgreen #1	6A	44	RAC	2021	\$850	\$133,342	89
Meadowgreen #2	6C	47	Assoc. Reserves	2022	\$650	\$20,000	10
Mount Vista	14B	50	ARA	2021	\$700	\$113,000	101
Oak Forest	7	43				Not Reported	
Oak Island	109	71	RAC	2022	\$900	\$96,200	75
Oak Vista	11H	41	RAC	2023	\$900	\$106,000	100
Orchard	23	55	RAC	2020	\$925	\$233,000	154
Quail Run	19,21	61	LLC	2023	< \$5000	\$350,000	100
Riven Rock	17B	31	Kelley	2021	\$900	\$75,000	70-75
Rockgreen	120	44	ARA	2021	\$1,400	\$38,060	66
Singing Brook	17F	49	LLC	2022	\$950	\$161,224	100
Singing Woods	91A	35	Assoc. Reserves	2022	\$1,250	\$335,581	86
Stone Creek	15B	33	RAC	2022	\$450	\$70,117	101
Twin Lakes	14E	92	Assoc. Reserves	2022	\$900	\$217,543	42
Woodgreen #2	1RR17	37	RAC	2019		Not Reported	

FIRMS

RAC Reserve Analysis Consulting

BRG Browning Reserve Group

ARA Applied Reserve Analysis

**LOMAA  
MANAGEMENT 2022**

ASSOCIATION	DEV. NO.	No. Units	COMPANY	SERVICE	HOW LONG?	RATING	MONTHLY COST
Aspen Meadows	6D	77	PAS	Full	6	SD	\$1,190
Fairfield	20	24	PAS	Full	7+	SS	\$523
Fallgreen #1	15	8	PAS	Full	5+	SD	\$164
Fallgreen #2	14	9	PAS	NR	NR	SS	\$187
Golf Court	11G	19	Grapevine	Full	3	TS	\$550
The Meadows		36	PAS	Full	7	Not Rated	\$750
Meadowcreek	12B	24	Grapevine	Accounting	4	TS	\$445
Meadowgreen #1	6A	44	PAS	Accounting	6	SS	\$564
Meadowgreen #2	6C	47	PAS	Full	??	N	\$950
Mount Vista	14B	50	CIMS	Accounting	4	SS	\$931
Oak Forest	7	43	PAS	Full	Not Reported		\$867
Oak Island	109	71	PAS	Hybrid	1	SD	\$925
Oak Vista	11H	41	Grapevine	Accounting	6	N	\$650
Orchard	23	55	PAS	Full	>10	TS	\$1,143
Quail Run	19,21	61	PAS	Full	~10	TS	Not Reported
Riven Rock	17B	31	PAS	Full	15+	N	\$625
Rockgreen	120	44	Grapevine	Accounting & Compliance	5	SD	\$925
Singing Brook	17F	49	Grapevine	Full	5	SS	\$1,050
Singing Woods	91A	35	PAS	Full	9+	SS	\$795
Stone Creek	15B	33	PAS	Full	3	TS	\$627
Twin Lakes	14E	92	PAS	Accounting	12	SS	\$1,156
Woodgreen #2	1RR17	37	PAS	Full	7+	Not Rated	\$768

## RATING

TS - Total Satisfied

SS Somewhat - Satisfied

N-Neutral

SD-Somewhat - Disatisfied

TD - Total Disatisfied

**FIREWISE  
2022**

ASSOCIATION	DEV. NO.	No. Units	Firewise Work Done	Describe	Cost Overall
Aspen Meadows	6D	77	Yes	Clearing around building, repair of some grates, more careful clearing of gutters. This is in addition to HOA removal of junipers.	Unknown
Fairfield	20	24	Yes	Removed trees & old shrubs. Lowered shrubs near homes.	Not Reported
Fallgreen #1	15	8	Yes	Removed many shrubs that were too close to the structures and/or flammable in nature; replaced some plants with others consistent with allowable species, placed well-away from structures; trimmed existing shrubs to 24" high if close to house; installed rock as a ground cover in several common areas; previously, had removed a few trees at a cost of \$7,000	\$22,910
Fallgreen #2	14	9			
Golf Court	11G	19		Had survey, some volunteering, some paid to Park Landscaping	\$5,000
The Meadows**		36	Yes	Landscaping, Eave Vent Caps	Unknown
Meadowcreek	12B	24	Yes	Meadowcreek is responsible for its common area, not the homeowners. Meadowcreek volunteers have removed flammable mulch and plants within 5 feet of structures, and prune trees away from structures. We also removed approximately 75 Tree of Heaven (an invasive non-native) in our common area unmaintained common area.	\$5,000
Meadowgreen #1	6A	44	Yes	Board of Governors removed the last junipers within HOA	\$4,600
Meadowgreen #2	6C	47	Yes	Some owners have put 1/8th inch screens on their vents	Not Reported
Mount Vista	14B	50	Yes	Some brush trimming, weed mowing/removal in unlandscaped area	Sweat equity labor donated by residents
Oak Forest	7	43	Yes	Not Reported	
Oak Island	109	71		We do not track what homeowners do for house-hardening but the Association removed ladder fuels and fire prone within 0-5 foot zone.	\$6,200
Oak Vista	11H	41	Yes	Some rock gravel	Unknown
Orchard	23	55	Yes	The HOA is responsible for landscaping outside small patio areas. OOMA is fully compliant with Firewise recommendations. OOMA removed and planted over 700 new plants at a cost of over \$20,000. To date Firewise compliance, since inception, is between \$35 - \$40,000	
Quail Run	19,21	61	Yes	Extensive Tree trimming and removal, decorative stone around home replacing bark mulch	Not Reported
Riven Rock	17B	31	Yes	Tree pruning. Reduced fire prone vegetation.	\$23,000
Rockgreen	120	44	Yes	Remove Junipers; identified high risk factors; pruned back	Unknown
Singing Brook	17F	49	Yes	All removed bark or to within five' of structure. Some replanted removed plants; some used rock as groundcover. Landscapers trimmed bushes and foliage to Firewise specifications. Many installed one-eighth" vent screens and other recommended measures	See Details
Singing Woods	91A	35	Yes	Miscellaneous	Not Known
Stone Creek	15B	33	Yes	Removed "overhanging" tree branches and limbs. Cut back foliage within a 5' area around residential structure	\$8,123
Twin Lakes	14E	92	Yes	Removed Junipers	Not Reported
Woodgreen #2	1RR17	37	Yes	Removal: bushes trees groundcovers	\$5,000

## DROUGHT RESPONSE 2022

ASSOCIATION	DEV. NO.	No. Units	<u>Drought Response</u>
Aspen Meadows	6D	77	Reduced water use by 22% via sprinkling reduction and communication with all residents.
Fairfield	20	24	Changed water to 3 days per week.
Fallgreen #1	15	8	We planted drought tolerant plant species and are closely managing our water consumption.
Fallgreen #2	14	9	Qualified in 2022 for Cash 4 Grass funding to remove 10K sq ft of grass in fall 2023.
Golf Court	11G	19	Detailed location of all common area 320 sprinkler heads. Over three years, fixed them all (replaced, raised, pruned shrubs away, adjusted). Located all 11 valve boxes. Changed landscaper to one who takes better care of common area. Reduced valve flow to areas over-watering. Compared dry to moist areas and changed watering times per station accordingly. Actively involved in our watering schedule and sprinkler controller. Located and checked all individual home drip systems. We turn off ball valves in late autumn and on in spring. Monitor every water meter's usage data to find and fix leaks in a timely fashion. We save about \$10,000 in water costs per year vs three years ago.
The Meadows**		36	Not Reported
Meadowcreek	12B	24	Reduced water usage per City recommendations, begun converting common area grass to drought tolerant plants
Meadowgreen #1	6A	44	Encourage less water use, reduce irrigation run times if possible.
Meadowgreen #2	6C	47	Participating in Cash 4 Grass City Rebate.
Mount Vista	14B	50	Reduced irrigation to 70% > 5 to 3 days a week and reduced run time
Oak Forest	7	43	Not Reported
Oak Island	109	71	Reduce irrigation to the City requirements, removed approximately 11k sq feet.
Oak Vista	11H	41	Reduced irrigation by 40%.
Orchard	23	55	Replaced virtually all valves. Significant efforts to repair and reduce leaks. Water usage alerts from city of SR. Systems disabled during rainy season.
Quail Run	19,21	61	We have our own well which we maintain. Have reduced grass as much as possible and check irrigation system for leaks constantly. Introduced drought free plants where possible.
Riven Rock	17B	31	Reduced water use by 20%.
Rockgreen	120	44	Changed street lights to LED. Messages to encourage conservation; cut watering schedule back
Singing Brook	17F	49	Invested in two smart irrigation controllers that allowed better water management. Limited water usage to recommended
Singing Woods	91A	35	Had City's Water Department perform and audit of our system. Now have same amount of water distributed 2 times/week (not 3).
Stone Creek	15B	33	Hydro point monitoring values, controlled by handheld iPhones to control watering of landscape.
Twin Lakes	14E	92	Cash for grass, converted to drip.
Woodgreen #2	1RR17	37	Not Reported

## GENERATORS 2022

ASSOCIATION	DEV. NO.	No. Units	Have Generators	Location	Portable Count	Installed Count	Easement?
Aspen Meadows	6D	77	Yes	In common area		1	No
Fairfield	20	24	Yes	1 in common area, EUCA approved.	6	1	Yes, owner paid.
Fallgreen #1	15	8	Yes	Owners lot	1		No
Fallgreen #2	14	9		Owners lot	1		No
Golf Court	11G	19	Yes	Owners lots	6		No
The Meadows**		36	Yes	Owner lot		1	No
Meadowcreek	12B	24	Yes	Owners lots		2	No
Meadowgreen #1	6A	44	No				
Meadowgreen #2	6C	47	Yes	Owners lots	1		No
Mount Vista	14B	50	Yes	1 in common area, 3 in owners lots	3	1	No
Oak Forest	7	43	Not Reported				
Oak Island	109	71	Yes	All in Common Area	>2	3	Yes, owner paid
Oak Vista	11H	41	Yes	on owner's property	1		No
Orchard	23	55	Yes	all on owner's property	Unknown		No
Quail Run	19,21	61	very few in HOA	Not Reported			
Riven Rock	17B	31	Yes	all on owner's property	4	0	No
Rockgreen	120	44	No				
Singing Brook	17F	49	Yes	all on owner's property	Unknown		
Singing Woods	91A	35	Yes	on owner's property		1	
Stone Creek	15B	33	Yes	all on owner's property	5		No
Twin Lakes	14E	92	No				
Woodgreen #2	1RR17	37	No				

**ANY OTHER WORK - 2022**  
**Fences, Walls, Street Lights, etc.**

<b>Association</b>	<b>Other Work Done in 2022</b>
Aspen Meadows	Through mostly volunteer work have kept creek banks clear; several owners have replaced fencing.
Fairfield	None Reported
Fallgreen #1	None Reported
Fallgreen #2	None Reported
Golf Court	None Reported
Meadows	None Reported
Meadowcreek	None Reported
Meadowgreen #1	None Reported
Meadowgreen #2	Contracted for engineering plans to place boulders and planting to shore up creek bank
Mount Vista	Tree trimming and brush removal on the berms as well as the open acre along the creek was done by residents with some root removal by landscape company.
Oak Forest	None Reported
Oak Island	Retaining Walls - \$22,865 from reserves
Oak Vista	Fence work by Redwood Fence - about \$10,000
Orchard	Repaired both monument entry signs.
Quail Run	None Reported
Riven Rock	Firewise removal of bushes & tree trimming.
Rockgreen	Removed several dead trees. Got city to replace/fix 3 street lights.
Singing Brook	A few mailbox posts were repaired.
Singing Woods	2 of our 14 street light poles were totally replaced for \$7,580 (\$3790/unit)
Stone Creek	None Reported
Twin Lakes	None Reported
Woodgreen #2	None Reported

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

<b>ASSOCIATION</b>	<b>VENDOR</b> <b>WORK PERFORMED</b>	<b>COST</b>
<b><u>ASPHALT 2022</u></b>		
Fallgreen 1	Asphalt in Fallgreen Court cul-de-sac (5800 sq. ft.) was removed, replaced and resealed in October 2021 at a total cost of \$26,559 by Stripe 'n' Seal, Inc.; the job was performed in a very satisfactory manner and the installation has now seasoned for an entire year, including the winter of 2022-2023; excellent service & results	\$26,559.00
Oak Forest	Asphalt ng will include removing and replacing a total of 9557 sq. ft , including a large porti on of Oak Forest Land and a number of driveways on Oak Forest Place and Oak ForestLane.	\$70,723.00
Stone Creek	American Asphalt repavied 3 cul-de-sacs in our community. They broke up and hauled away the old asphalt and then did the new paving.	\$47,892.00
<b><u>CONCRETE 2022</u></b>		
Orchard	GROUP INFINITY CONSTRUCTION, INC. - Sidewalk demolition, Traffic control and replacement along Pythian	\$2,450.00
Quail Run	Minimal amount of work generally to repair minor damage This was to replace the driveway of one homeowner. They dug up and hauled away the old concrete and then applied the new concrete.	Not Reported
Stone Creek		\$9,700.00
<b><u>ARBORISTS 2022</u></b>		
Fairfield	Remove trees & grind stumps, Trim Trees	\$3,300 / \$5,500
Golf Court	Forest Tree - Smaller Trees	\$225 ea.
	Hagstrom & Son - bucket work for 5 large oaks and 3 ash.	\$7,500.00
The Meadows	Included in landscape contract. Additional budget items for removal/replacement	\$1,345.00
Mountain Vista	Cut down split tree/broken branch then topped/hedged tree tops of other trees	\$7,750.00
Orchard	Much of works was tree/bush removal and limited Firewise Trimming. Did not perform full trim of all trees.	\$6,545.00
Singing Brook	Abraham's Tree Service - Included topping trimming and shaping all Magnolia trees, some emergency services.	\$19,480.00
Twin Lakes	Second Nature - Trimming & Removing Annualy	\$8,800.00



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

<b>ASSOCIATION</b>	<b>VENDOR</b>	<b>WORK PERFORMED</b>	<b>COST</b>
<b><u>LANDSCAPE Misc. 2022</u></b>			
Fairfield		Beginning 1/1/23 going to J. Fernandez	
Fallgreen 1		We pay extra for Fertilizer and Irrigation Maintenance & Repair	
Meadowgreen 1		Additional repair charges only for items outside routine maintenance; electronic timer/valve failures.	
Mountain Vista		Weed spraying is limited to broadleaf only, fertilize twice annually >burr clover has taken over lawns acorns are mulched or left in lawn. Natural pruning is not done > buzz hedging annually.	
Oak Island		Room for improvement – more proactive in addressing issues and solving problems	
Orchard		Unique Landscaping generally satisfactory though became somewhat strained and engaged Red Vino beginning 12/1/2022	
Singing Brook		Landesign - Mow, blow, bush trimming, minor tree trimming... good. Fertilizing and weed spraying... poor.	
Singing Woods		Annual weed whacking by Landesign was outstanding.	\$6,717.00

**Irrigation & Plumbing -2022**

Mountain Vista	Residential line to street collapsed.	
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**Assessments -2022**

Orchard	One short asphalt stretch of emergency lane. Not a street.	
Singing Brook	SB's satisfaction improved after we requested and got a change of property managers.	\$1,050.00
Mountain Vista	Single home water direct billed by City of Santa Rosa. Blanket insurance & workman comp Condo Policy. Residents pay HO6	

**INSURANCE 2022**

Fallgreen 1	All through George Petersen, Insurance; coverage for Commercial Liability, including an umbrella (Travelers); Directors & Officers (Philadelphia); Workers Comp (CAIS); Blanket Accident (Philadelphia). Homeowners carry dwelling & contents insurance	
Golf Court	Farmers - POLICY INCLUDES EXTENDED	
Singing Woods	Insurance responsibility being transferred to members on 6/23/23 after successful vote to approve amendment to do so.	

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

<b>ASSOCIATION</b>	<b>VENDOR WORK PERFORMED</b>	<b>COST</b>
<b><u>PAINTING 2022</u></b>		
Meadowgreen 1	Paint will be performed in 2023. Airhorn Painting bid is \$97,000	
Singing Brook	Painting to be done in April/May 2023. Already contracted with Air Horn Painting (formerly Wilfred Horn & Son)	
Quail Run	too soon to judge quality of effort – some complaints have arisen.	Not Reported
Riven Rock	Feb/Mar 2023 Estimate	\$80,000.00

**PLUMBING & IRRIGATION 2022**

Fairfield	A lot of damage from 2020 fire.	\$2,077.00
Fallgreen 1	In May 2022, the HOA determined that none of the eight units had a satisfactory sewer clean-out installation; in 2023, HOA paid Rock Solid Drains \$5224 to install seven clean-out valves – EXCELLENT service, design & installation	\$530.00
Orchard	Unique Landscaping - Ongoing irrigation issues, as much as anything, are what drove us to change landscape contractors in December.	\$9,445.00
Quail Run	Done on an as need basis – attention to leaks is prompt and usually satisfactory	Not Reported
Singing Brook	Our ancient irrigation system requires much repair annually. Landesign rated as poor as SB's 2023 repair estimate is \$9,450.00!	
<b>Firewise 2022</b>		
Meadowcreek	\$5,000 for the arborist for TOH, but most work done by volunteers	\$5,000.00
Singing Brook	Homeowners paid for their own improvements and landscape renovations; landscapers worked bush and foliage trimming into their weekly routines.	

**Generators**

The Meadows	19 homes have solar, at least 6 of those have battery backup.	
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