

# **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

**2021**



<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>WORK 2021</b>
Aspen Meadows	6D	1974	65,529	2005	2006				\$0
Fairfield	20	1991	8,900		2010				\$0
Fallgreen #1	15	1966	5,600		2011		B	\$4.58	\$26,559
Glengreen	37	1963	32,506		2003				\$0
Golf Court	11G	1977	14,460		2008	2003			\$0
Meadowcreek	12B	1977	5,000	2005	2001				\$0
Meadowgreen #1	6A		5000****	2008	2014		A	2.75	\$11,636
Meadowgreen #2	6C	1973	38,536	1998	2009				\$0
Meadowridge	12A				2014		O	O	
Mount Vista	14B	1979							\$0
Oak Forest	7	73/79	65,000		1997	2013	A	S	\$70,723
Oak Island	109	1974	72,000		2013				\$0
Oak Vista	11H				2018				\$0
Orchard	23	2014							\$0
Overlook	16B	1984	30,275		2008				\$0
Pythian Court	15D2								\$0
Riven Rock	17B	1987	15,000		2013				\$0
Singing Brook	17F	1989			2012				\$0
Singing Woods	91A		64,850		2016				\$0
Starry Knoll	20	1997	53,000		2018				\$0
Twin Lakes	14E	1984		2000					\$0
Valley Green	5	1964	27,000		2015	2014			\$0
Woodgreen #2	1RR17	1977	120,000	1996	2009				\$0

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

**CONTRACTORS**  
A. AMERICAN ASPHALT  
B. STRIPE & SEAL/AARON PAVING  
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 2021**

ASSOCIATION	DEV.	CONST.	WALKS	DRIVES	CURBS	REPAIRS	CON-	RATE	Rating	WORK	
	No.	YEAR	S.F.	S.F.	L.F.		TRACTOR			2021	
Aspen Meadows	6D	1974	32,000	20,000						\$0	
Fairfield	20	1991		130						\$0	
Fallgreen #1	15	1966	2,000	1,238	500					\$0	
Glengreen	37	1963								\$0	
Golf Court	11G	1977								\$0	
Meadowcreek	12B	1977	6,800	1,000	1,200					\$0	
Meadowgreen #1	6A									\$0	
Meadowgreen #2	6C	1973			36					\$0	
Meadowridge	12A		Driveway Grinding at two locations					DD		O	\$2,093
Mount Vista	14B	1979					CC	31.25	S	\$2,500	
Oak Forest	7	73/79	5,000							\$0	
Oak Island	109	1974								\$0	
Oak Vista	11H									\$0	
Orchard	23	2014								\$0	
Overlook	16B	1984		26,326	4,000					\$0	
Pythian Court	15D2									\$0	
Riven Rock	17B	1987	3,000	15,000	350					\$0	
Singing Brook	17F	1989								\$0	
Singing Woods	91A									\$0	
Starry Knoll	20	1997								\$0	
Twin Lakes	14E	1984								\$0	
Valley Green	5	1964								\$0	
Woodgreen #2	1RR17	1977								\$0	

CONTRACTORS

A. A&L Asphalt	P. Babson
B. Mel Daniels Const	Q. Benward Co.
C. Schalich	R. Chas Whitten
D. Woolsey	S. Del Grosso Design
E. Elite Conc	T. Stripe & Seal
F. Reyes	Z GN Handy
G. Durling Saw	U. Roach
H. CONSERVCO	V. Affordable Concrete
I. Connor & Sons	W. Jesse Gonzalez
J. Fernandez	X. Navarette Concrete
K. Benward	Y Brian Bird
L. H. PETERSON	AA American Asphalt
M. VILLAGIANTE	BB Broderick Gen'l. Engineering
N. MPL	CC JR Concrete Coatings
O. P. CARMICHAEL	DD Dr. Handyman Services

RATINGS

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

**LOMAA  
Arborists  
2021**

<u>ASSOCIATION</u>		<u>ARBORIST/SERVICES</u>	<u>RATE</u>	<u>2021</u>
				<u>EXPENSE</u>
Aspen Meadows		Tree Pro	O	\$26,145
Fairfield				\$0
Fallgreen #1				\$0
Glengreen				\$0
Golf Court				\$0
Meadowcreek		Arborists That Climb	O	\$6,650
Meadowgreen I		Sandborn	O	\$17,120
Meadowgreen II				\$0
Meadowridge		Forest Tree Services	O	\$3,500
Mount Vista		Sandborn/Browns Tree Svc	S	\$5610/\$8990
Oak Forest		A-Plus Trees	S	\$18,537
Oak Island		Atlas Tree Surgery	O	\$14,504
Oak Vista		Image Tree	O	\$4,200
Orchard				\$0
Overlook		Tree Pro/Sanborn	O	\$8 - 10K
Pythian Court		Tree Pro	S	\$6,675
Riven Rock				\$5,440
Singing Brook		Sandborn/Abraham	S	\$8,793
Singing Woods		Los Arboles Co./TreePro	O	\$29,100 & \$9,775
Starry Knoll		Slater Tree Service	O	\$14,400
Twin Lakes		Second Nature	O	\$9,610
Valley Green		Second Nature Tree Service	O	minimal
Woodgreen #2		Vintage	O	\$3,490

Rating

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

**LOMAA  
LANDSCAPE 2021**

ASSOCIATION	DEV. NO.	No. Units	COMPANY	HOW LONG	RATING	COST PER UNIT/MONTH
Aspen Meadows	6D	77	PLM	9	O	\$61.51
Fairfield	20	24	Landesign	6	S	\$72.33
Fallgreen #1	15	8	Park Landscape	3	O	\$550.00
Glengreen	37	21	Scandia	6	P	\$40.50
Golf Court	11G	19	Fernandez	7	S	\$46.84
Meadowcreek	12B	24	Fernandez	3	S	\$45.83
Meadowgreen #1	6A	44	Park Lndscpe	12	U	\$50.75
Meadowgreen #2	6C	47	B.P. MAINT.	20	S	\$53.20
Meadowridge	12A	29	Fernandez Sonoma Mountain	2 1	P S	\$109.00
Mount Vista	14B	50	LandCare/Fernandez	6 + 1	P/O	\$54.00
Oak Forest	7	43	Landesign	9	S	\$45.00
Oak Island	109	71	Fernandez	4	S	\$52.11
Oak Vista	11H	41	Fernandez	5	O	\$54.00
Orchard	23	55	Unique Landscaping	3	S	\$36.37
Overlook	16B	32	Fernandez	1	O	\$56.00
Pythian Court	15D2	15	Park Landscape	1	O	\$70.00
Riven Rock	17B	31	LandCare	2		\$65.00
Singing Brook	17F	49	Landesign	5	S	\$89.10
Singing Woods	91A	35	LANDESIGN	5	S	\$58.00
Starry Knoll	20	42	Fernandez	2	S	\$80.00
Twin Lakes	14E	92	Fernandez	10	O	\$70.00
Valley Green	5	29	Fernandez	10	O	\$37.50
Woodgreen #2	1RR17	37	Fernandez	9	O	

\*\* 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

**LOMAA  
PAINTING CONTRACTS 2021**

ASSOCIATION	DEV. NO.	Units		Du-	Tri-	4 -	Cycle	Units	Unit	Last			WORK
			Sgl	plex	plex	plex	Years	Pted	Cost	Pted	Painter	Rate	2021`
Aspen Meadows	6D	77	33	6	4	5	8	22	2000		Horn	O	\$44,000
Fairfield	20	24	12	12			9	24	1650	2015			\$0
Fallgreen #1	15	8	5		1		8	8	2063	2017			\$0
Glengreen	37	21	21				8	21	1762	2016	HEP	O	\$0
Golf Court	11G	19	13		2		5	19	1447	2006	Horn	S	\$0
Meadowcreek	12B	24	12		4		6	24	1450	2016			\$0
Meadowgreen#1	6A	44	13	8	5		6	44	1661	2015			\$0
Meadowgreen#2	6C	47	25	5	4		7	23	1593	2016		O	\$0
Meadowridge	12A	29	23		2		8	29	1310	2017	Horn	O	\$0
Mount Vista	14B	50	15	4	5	3	10	50	1500	2013			\$0
Oak Forest	7	43	3	12	4	1	5	10	4457	2010			\$0
Oak Island	109	71	56		5		6	9	1850	2018	Horn	S	\$16,650
Oak Vista	11H	41	15	2	6	1	7	41	1366	2015			\$0
Orchard	23	55						12	2940	2021	Horn	S	\$35,280
Overlook	16B	32	5	8	1	2	8	31	3194	2011	Horn	S	\$99,000
Pythian Court	15D2	15	12		1		10	15	1550	2013			\$0
Riven Rock	17B	31	19	6			8	31	1800	2013			\$0
Singing Brook	17F	49	37	6			8	49	1884	2015			\$0
Singing Woods	91A	35	19	8			6	35	2186	2016			\$0
Starry Knoll	20	42					6	42	3897	2019	CalPro	S	\$0
Twin Lakes	14E	92	49	2	13		6	92	1500	2015			\$0
Valley Green	5	29	1	5	6		7	29	1449	2017		S	\$0
Woodgreen #2	1RR17	37		1	1	8	6	37	1202	2012			\$0

\*\* = Fences Only

RATING

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

**LOMAA**  
**MONTHLY ASSESSMENT**  
**INSURANCE DEDUCTIBLE**  
**2021-2022**

ASSOCIATION	YEAR	INCLUDE IN ASSESSMENT?			MONTHLY ASSESSMENT		INSURANCE		COMPANY
		INSUR	HOUSE WATER	ASPHALT	2021	2022	DEDUCTIBLE	REPLACE \$/SF	
Aspen Meadows	1975	YES	YES	YES	\$366	\$366	\$10,000	\$495	Farmers
Fairfield	1994	NO	NO	YES	\$220	\$230	\$25,000	\$382	Farmers (\$573 ext. repl. Cost)
Fallgreen #1	1968	YES	YES	YES	\$330	\$345	Owners insure homes. HOA insures Liability, D&O & Workers Comp		George Petersen
Glengreen	1965	YES	YES	YES	\$245	\$250	Not Provided		
Golf Court	1976	NO	YES	YES	\$265	\$290	Not Provided	\$600	Farmers
Meadowcreek	1976	NO	YES	YES	\$295	\$310	\$10,000	\$500	Aspen Specialty
Meadowgreen #1		NO	YES	YES	\$270	\$280	\$5,000	\$370	Farmers
Meadowgreen #2	1973	NO	YES	YES	\$282	\$298	\$2,500	\$375	Trisura Specialty
Meadowridge	1977	NO	NO	YES	\$263	\$280	\$25,000 \$2,000	Not Provided	Farmers Philadelphia
Mount Vista	1979	NO	YES (Multiplex)	NO	260+202	268+210	\$25,000	\$333	Nationwide
Oak Forest	1973	NO	YES	YES	\$344	\$356			
Oak Island	1974	NO	YES	YES	\$275	\$275	\$25,000	\$400	Nationwide
Oak Vista		NO	YES	YES	\$250	\$250	\$10,000		Farmers
Orchard	2014	YES	NO	NO	\$175	\$200	\$10,000	\$434	Travelers
Overlook	1984	NO	YES	YES	\$286	\$286	\$25,000	\$400	Aspen Ins.
Pythian Court		NO	NO	NO	\$215	\$225	Owners insure homes		State Farm
Riven Rock		NO	NO	YES	\$245	\$266	\$2,500	\$475	Farmers
Singing Brook	1989	YES	NO	YES	\$312	\$330	\$25,000	\$393	Farmers
Singing Woods		NO	NO	YES	\$235	\$245	\$10,000	\$500	Nationwide
Starry Knoll	1997	NO	NO	YES	\$339	\$364			State Farm
Twin Lakes	1984	NO	YES	NO	\$260	\$260	\$25,000	\$400	Travelers
Valley Green	1965	NO	YES	YES	\$225	\$225	\$1000 + \$10,000	\$320	Travelers + Farmers
Woodgreen #2	1977	NO	YES	YES	\$250	\$250			Farmers

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

**LOMAA  
RESERVE INFORMATION 2021**

ASSOCIATION	DEV. NO.	No. Units	Reserve Study			Current Reserves
			Firm	Year	Cost	
Aspen Meadows	6D	77	RAC	2020	\$1,097	\$85,311
Fairfield	20	24	Levy Erlanger	2021	\$365	\$84,473
Fallgreen #1	15	8	RAC	2019		\$19,600
Glengreen	37	21	RAC	2021	\$850	\$85,000
Golf Court	11G	19	RAC	2020	\$800	\$53,000
Meadowcreek	12B	24	RAC	2021	\$850	Not Provided
Meadowgreen #1	6A	44	RAC	2021	\$850	\$132,384
Meadowgreen #2	6C	47	Assoc. Reserves	2021	\$1,190	\$98,000
Meadowridge	12A	29	RAC	2020	Not Provided	\$63,346
Mount Vista	14B	50	ARA	2021	\$700	\$92,869
Oak Forest	7	43				
Oak Island	109	71	RAC	2019	\$1,400	Not Provided
Oak Vista	11H	41	RAC	2020	\$2,000	Not Provided
Orchard	23	55	RAC	2020	\$925	\$230,200
Overlook	16B	32	RAC	2021	\$475	\$83,353
Pythian Court	15D2	15	RAC	2020	\$800	Not Provided
Riven Rock	17B	31	RAC	2021	\$900	\$162,487
Singing Brook	17F	49	RAC	2021	\$1,200	\$140,000
Singing Woods	91A	35	Assoc. Reserves		\$1,240	\$365,230
Starry Knoll	20	42	ARA	2020	\$1,200	\$215,500
Twin Lakes	14E	92	Assoc. Reserves		\$930	
Valley Green	5	29	RAC	2019		\$49,773
Woodgreen #2	1RR17	37	RAC	2018		

FIRMS

RAC Reserve Analysis Consulting

BRG Browning Reserve Group

ARA Applied Reserve Analysis



**LOMAA  
MANAGEMENT 2021**

ASSOCIATION	DEV. NO.	No. Units	COMPANY	SERVICE	HOW LONG?	RATING	MONTHLY COST
Aspen Meadows	6D	77	PAS	Full	5	SS	\$ 1,133
Fairfield	20	24	PAS	Full	5	SS	\$ 478
Fallgreen #1	15	8	PAS	Full	10	SD	\$ 157
Glengreen	37	21	PAS	Full	5	N	\$ 436
Golf Court	11G	19	GrapeVine	Full	2	TS	\$ 550
Meadowcreek	12B	24	GrapeVine	Acc.	4	SS	\$ 445
Meadowgreen #1	6A	44	PAS	Acc.	5	N	\$ 537
Meadowgreen #2	6C	47	PAS	Acc.	4	TS	\$ 591
Meadowridge	12A	29	GrapeVine	Full	4	TS	Not Provided
Mount Vista	14B	50	CIMS	Acc.	3	N	\$ 882
Oak Forest	7	43	PAS	Full		N	\$ 867
Oak Island	109	71	GrapeVine	Full	5	SD	\$ 1,000
Oak Vista	11H	41	GrapeVine	Acc.	5	SS	\$ 625
Orchard	23	55	PAS	Full	9	TS	\$ 1,109
Overlook	16B	32	PAS	Full	5	SS	\$ 627
Pythian Court	15D2	15	PAS	Full	3	TS	\$ 313
Riven Rock	17B	31	PAS	Full	Many		\$ 625
Singing Brook	17F	49	GrapeVine	Full	4	N	\$ 1,000
Singing Woods	91A	35	PAS	Full	8+	SS	\$ 758
Starry Knoll	20	42	PAS	Full	5	N	\$ 891
Twin Lakes	14E	92	PAS	Acc.	4	SS	\$ 1,123
Valley Green	5	29	PAS	Full	10	TD	\$ 600
Woodgreen #2	1RR17	37	PAS	FULL	8	TS	

## RATING

TS - Total Satisfied

SS Somewhat - Satisfied

N-Neutral

SD-Somewhat - Dissatisfied

TD - Total Dissatisfied

**PLUMBING + IRRIGATION  
2021**

ASSOCIATION	DEV. NO.	No. Units	PLUMBING + IRRIGATION DRAINAGE & MISC		VENDOR	RATING
Aspen Meadows	6D	77	\$350	\$5,173	PLM/Lane Plumbing	O
Fairfield	20	24	\$1,449	\$1,449	LandDesign	S
Fallgreen #1	15	8		part of contract	Park Landscape	
Glengreen	37	21		\$300	Scandia	P
Golf Court	11G	19	\$10,500		MGR Plumbing	S
Meadowcreek	12B	24		\$1,100	Fernandez	S
Meadowgreen #1	6A	44		\$1,047	Park Landscape	U
Meadowgreen #2	6C	47	\$358		Brandon Lankhorst	O
Meadowridge	12A	29				
Mount Vista	14B	50	\$12,211	\$7,305	Action Plumbing/Fernandez	S
Oak Forest	7	43				
Oak Island	109	71		\$10,174	Fernandez, Checkrite, various	S
Oak Vista	11H	41		\$1,800	Fernandez	O
Orchard	23	55		\$1,100	Unique Landscaping	S
Overlook	16B	32			Fernandez	O
Pythian Court	15D2	15				
Riven Rock	17B	31	\$5,440		Various	
Singing Brook	17F	49		\$5,123	LanDesign	S
Singing Woods	91A	35		\$2,500	LanDesign	O
Starry Knoll	20	42		\$955	Fernandez	S
Twin Lakes	14E	92		\$14,830	Fernandez	O
Valley Green	5	29				
Woodgreen #2	1RR17	37	\$1,850	\$3,925	Sewer Camera Svc/Fernandez	

## RATING

O - Outstanding

VS - Very Satisfactory

S - Satisfactory

P - Poor

## FIREWISE 2021

ASSOCIATION	DEV. NO.	No. Units	Firewise Work Done	Describe	Cost Overall
Aspen Meadows	6D	77	Y	Removal, Trimming Of Shrubs; Removal Of Unsafe Mulching, leaves close to houses and on roofs.	unknown
Fairfield	20	24	Y	CalTrans removed 9 trees, HOA removed 9 trees	\$8,900
Fallgreen #1	15	8	Y	Removed overgrown shrubs or plants that were too close to buildings. Two owners replaced attic screens and one owner used fire retardant paint on her wooden fence. All of the owners are limiting flammable items outside the homes.	\$6,800
Glengreen	37	21	Y	HOA did tree work, tree and juniper removal	\$4,000
Golf Court	11G	19	Y	Entire sub association Firewise assessment, 19 units; ~40% remediation of assessed work.	\$850
Meadowcreek	12B	24	Y	Volunteers removed flammable plants within 5 feet of structures, and pruned trees away from structures. We also removed approximately 75 invasive bushes in our common area.	\$5,000 for arborist
Meadowgreen #1	6A	44	Y	Juniper removal	\$2,090
Meadowgreen #2	6C	47	N		
Meadowridge	12A	29	N		
Mount Vista	14B	50		Juniper removal, clearing underbrush and dead trees, removing bushes too close to houses	\$6,467
Oak Forest	7	43		Removal of bark mulch, dead trees.	\$20,000
Oak Island	109	71		Some homeowners have done hardening; HOA has removed all junipers and modified tree trimming to include all woody and dead limbs.	\$3,500
Oak Vista	11H	41	Y	Mostly bush/tree removal	N/A
Orchard	23	55	Y	Removed Rosemary, Cleared Five Foot defensible space	\$15,000
Overlook	16B	32	Y	Most have installed 1/8" vent screens and gutter guards. Much work done removing trees and plants on 5' area.	Probably exceeds \$100K for past 2 years.
Pythian Court	15D2	15	N	DONE BY ASSOCIATION	\$5,950
Riven Rock	17B	31		Some veg replacement and removal of fire prone trees and bushes	Approx \$10,000
Singing Brook	17F	49	Y	extensive plant & tree removal, height reduction and trimming, bark removal replaced with rock, various vent screens changed to 1/8" mesh, etc.	owner paid
Singing Woods	91A	35	Y	New foundation vents, placed some stone around foundations, etc.	
Starry Knoll	20	42	Y	HOA mitigated landscape and trees in accordance with Firewise Policy. More than half of Class-A roofs replaced in the past four years. Many owners installed ember resistant foundation, gable and soffit vents. Some owners have removed lattice skirts from elevated decks.	unknown
Twin Lakes	14E	92	Y		
Valley Green	5	29	Y	Removed junipers and replaced with rock.	\$39,500
Woodgreen #2	1RR17	37	Y	Juniper removal	\$15,750

## DROUGHT RESPONSE 2021

ASSOCIATION	DEV. NO.	No. Units	<u>Drought Response</u>
Aspen Meadows	6D	77	Reduced watering by 20%
Brookgreen	R4	39	
Crestridge			
Fairfield	20	24	Reduced water use by 20%. Removed trees and bushes.
Fallgreen #1	15	8	Limiting automatic irrigation times; Landscaper treated lawn areas with a chemical to provide drought protection; limiting planting at homes without OVA approved plan; hand watering limited to evening hours.
Glengreen	37	21	Followed SR City watering guidelines
Golf Court	11G	19	Reduced common area irrigation water usage by ~40%. Adjust sprinkles for coverage waste and overspray/misting. Set in excess usage monitoring alarms on shared meters. Notified owners of excess usage; encouraged investigation for causes of excess usage including toilet leakage and repair/replacement; shower head water usage measurement; educated owners about city WaterSmart benefits; monitored and worked with owners to monitor/adjust drip usage including fall/winter shutoff, and repairs.
The Meadows**		36	
Meadowcreek	12B	24	Reduced water usage per City recommendations, begun converting common area grass to drought tolerant plants
Meadowgreen #1	6A	44	Landscaper applied hydretain. Irrigation times using weather stations adjust use. HOA asked to reduce consumption.
Meadowgreen #2	6C	47	We have stopped watering the lawns but continue the drip systems to the trees and shrubs. Fixed leaks, begged the members to conserve.
Meadowridge	12A	29	Reduced irrigation run times. Turned off some irrigation zones, Changed watering times & frequency.
Mount Vista	14B	50	Reduced irrigation to 70% for entire summer
Oak Island	109	71	We are tracking water usage and costs through a spreadsheet and the City water portal. This enables us to find and address leaks in domestic or irrigation water. We removed approximately 10,000 sq feet of turf using the City cash for grass program. We are anticipating approximately \$2,000 year savings in irrigation costs. We reduced irrigation and turned off early.
Oak Vista	11H	41	20% reduction
Orchard	23	55	Checked irrigation; reduced number of days
Overlook	16B	32	Changing much of landscape to drip irrigation and planting drought resistant plants. We also replaced large areas of grass.
Pleasant Vista	9B	28	
Pythian Court	15D2	15	CUT BACK ON WATERING
Quail Run	19,21	61	
Riven Rock	17B	31	Reduced water consumption
Singing Brook	17F	49	Limited watering schedule
Singing Woods	91A	35	Reduced our irrigation from 20 to 12 minutes per day (3 days per week)
Starry Knoll	20	42	Never increased turf watering above spring startup frequency. Utilized SR Water Portal to verify no leaks. Replaced leaking irrigation valves at spring system startup.
Stone Creek	15B	33	
Twin Lakes	14E	92	Reduced irrigation, monitored household use, replaced 10,000 sq. feet of turf with drought tolerant plants and drip irrigation using city of SR cash for grass program
Valley Green	5	29	decreased common area watering and residents participated in saving water.
Woodgreen #2	1RR17	37	

## GENERATORS 2021

ASSOCIATION	DEV. NO.	No. Units	Have Generators	Location	Portable Count	Installed Count	Easement?
Aspen Meadows	6D	77	Y	2 in common area; 1 on owner's property	2	1	No
Fairfield	20	24	Y	1 in common area, EUCA approved.	4	1	Yes, owner paid \$492
Fallgreen #1	15	8	N				
Glengreen	37	21	N				
Golf Court	11G	19	Y	Common Area	4		No
Meadowcreek	12B	24	Y	Owners lots		2	No
Meadowgreen #1	6A	44	N				
Meadowgreen #2	6C	47	N	Owners lots	1		No
Meadowridge	12A	29	Y				
Mount Vista	14B	50	Y	1 in common area, 3 in owners lots	3	1	No
Oak Island	109	71	Y	2 in common area; 4 or 5 on owners property	4 or 5	2	Yes, owner paid
Oak Vista	11H	41	Y		1		
Orchard	23	55	Y	all on owner's property	Unknown		No
Overlook	16B	32	Y	N/A	All		No
Pythian Court	15D2	15	unknown				
Riven Rock	17B	31	Y	all on owner's property	all		No
Singing Brook	17F	49	Y	all on owner's property	all		
Singing Woods	91A	35	Y	on owner's property		1	
Starry Knoll	20	42	unknown				
Twin Lakes	14E	92	Y		all		
Valley Green	5	29	Y	1 on owner's property	1		
Woodgreen #2	1RR17	37					

**ANY OTHER WORK - 2021**  
**Fences, Walls, Street Lights, etc.**

<b>Association</b>	<b>Other Work Done in 2021</b>
Aspen Meadows	Ongoing repair/bulb replacement of ground light fixtures
Brookgreen	
Crestridge	
Fairfield	None in 2021
Fallgreen #1	Owner replaced existing wood fence with vinyl.
Fallgreen #2	
Glengreen	None in 2021
Golf Court	
Meadows	
Meadowcreek	None in 2021
Meadowgreen #1	None in 2021
Meadowgreen #2	\$700 for street light work, fix one and convert lights to LED
Meadowridge	
Meadowstone	
Mesa Oaks	
Mount Vista	None in 2021
Oak Forest	Replaced wood retaining walls \$17,000. Parking signs \$625.
Oakgreen	
Oak Island	Replaced retaining walls: \$9,294
Oak Leaf Isle #1	
Oak Leaf Isle #2	
Oak Vista	None in 2021
Orchard	
Overlook	Replaced one street light with pole.
Pleasant Vista	
Pythian Court	
Quail Run	
Riven Rock	None in 2021
Singing Brook	2 mailbox posts were repaired
Singing Woods	\$10,800 for weed-whacking: replaced 1 retaining wall for \$9,000
Starry Knoll	None in 2021
Stone Creek	
Twin Lakes	None in 2021
Valley Green	None in 2021
Woodgreen #1	
Woodgreen #2	None in 2021

(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 2021</u></b>		
Fallgreen 1	Stripe & Seal "The asphalt was in terrible condition, with many cracks and holes; S&S excavated down 3", hauled away all of the old surface material, installed a new 3" surface, paying attention to drainage, then sealed everything. The new surface adds a great deal of visual appeal to the	\$26,559
<b><u>CONCRETE 2021</u></b>		
Mount Vista	JR Concrete Coatings "Had to stop any further work because they didn't have a contractor's license."	
<b><u>INSURANCE 2021</u></b>		
Fallgreen 1	"each homeowner provides their own HO insurance; George Peterson Ins. Agency covers General Liability, D&O Insurance; Workers Comp Insurance."	
<b><u>LANDSCAPE Misc. 2021</u></b>		
Fallgreen 1	Park Landscape "Highly Satisfactory" "Service is dependable; the family-owners are quite responsive. They have been an excellent resource for us in terms of fire-wise activities and have helped plan for the replanting to be done in July 2022 in order to provide the units with screening from the streets."	
Glengreen	Scandia Over last 2 years service has fallen off. We are in process of looking for a new contractor."	
Meadowgreen 1	Park Landscape "Added 1.5% temporary fuel surcharge without any prior notification of increased monthly fee. Over the past few months contracted services have not been routinely performed. Following a meeting to discuss our concerns, the Board decided to switch to a new contractor in June 2022."	

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

<b>ASSOCIATION</b>	<b>VENDOR WORK PERFORMED</b>	<b>COST</b>
Meadowgreen 2	BP Maint "We're not sure what he understands as we need to follow up on assigned tasks sometimes."	
Mount Vista	LandCare/Fernandez "LandCare was doing a poor job, so far Fernandez is outstanding."	
Overlook	Fernandez "We are extremely happy with Fernandez work and responsiveness."	
Singing Woods	LanDesign "Spent \$10,800 for annual weed-whacking, which was Outstanding."	

**PAINTING 2021**

Oak Island	Wilfrid Horn "Very good and willing to be flexible and respond to needs."	\$16,650
Twin Lakes	CalPro "Painting and dry rot assessment done by CalPro"	

**PLUMBING & IRRIGATION 2021**

Fairfield	LanDesign "Unacceptable rise in cost for 9 minor items."	
Glengreen	Scandia "Response time poor, took them 2 months to perform work."	
Meadowgreen 1	Park Landscape "HOA Board was not advised of recent irrigation repairs prior to billing or a complete breakdown of costs per service or repair making it difficult to determine reasonableness of charges."	
Meadowgreen 2	Brandon Lankhorst "Very fair, grandfather/grandson team, \$95 first hour, \$65 after that."	



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

<b>ASSOCIATION</b>	<b>VENDOR WORK PERFORMED</b>	<b>COST</b>
Overlook	LanDesign "Wish we could convince membership to rip out our approximately 35-year-old system and let members water what they want with their own water. By doing so, we could reduce our monthly assessment by \$25 - \$30."	

**TREES Misc. 2021**

Overlook	TreePro/Sandborn "Both companies have done very good work for us."	\$8 - 10K
Singing Brook	Sandborn & Abraham "Juniper removal. Most of our spending occurred in 2022."	\$8,793
Starry Knoll	Slater Tree Svc. "All work performed quickly even with short notice for a tree that fell in a windstorm that threatened one of our homes."	\$14,400

**RESERVES. 2021**

Fallgreen 1	"In process of negotiating for a new, complete walk-around analysis with a proposed cost of \$895."	
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