



Management Solutions

6200 Buena Vista Dr.
Newark, CA 94560
(510) 659-8969
(510) 656-4495 FAX

Ridgewood Manor I Homeowners' Association

2018-19 Budget Explanation

March 1, 2018

Dear Homeowner,

The attached documents are prepared and forwarded to you in compliance with California Civil Code.

These documents are also required by law to be given to you and to any prospective buyer should you decide to sell your home. It is important that they be kept for reference with the legal documents that were provided to you when you purchased your home.

Following is the summary information for you:

- I. A copy of the fiscal year budget, which has been approved by the Board of Directors.
- II. The total cash reserve is currently \$320,299.11 as of January 31, 2018.
- III. The budget becomes effective April 1, 2018. The dues will not increase for the 2018-19 fiscal year.
- IV. The Association updated their reserves study in February 2010.
- V. The method for calculating reserve allocations requires obtaining estimates of the current cost of repair or replacement of major components. The replacement cost for each component is then divided by the estimate life of that component to obtain the annual reserve cost. Utilizing an expert opinion to estimate the number of years the component should last, attains the estimated life. For the years already used, the appropriate amount of reserves should be set aside, if not, then a deficit exists and the Board of Directors then sets a plan for correction. The annual reserve for each of the existing components is totaled to determine the total annual reserve amount necessary to be collected and set aside.
- VI. Attached is a copy of your Association's Delinquency / Collection Policy.
- VII. Please refer to the Civil Code Notices for 2018 for your rights and notices.

**Management Solutions looks forward to another great year with the
Waterford Homeowners Association.**

		2017-18			2018-19		
		Adopted Monthly Budget	Annual Budget	Per Month/ Per Unit	Adopted Monthly Budget	Annual Budget	Per Month/ Per Unit
4010	Dues	\$ 20,100.00	\$ 241,200.00	\$ 335.00	\$ 20,100.00	\$ 241,200.00	\$ 335.00
4120	Move in/Move Out Fees	\$ 146.40	\$ 1,756.80	\$ 2.44	\$ 146.40		\$ 2.44
4130	Interest Income checking	\$ 73.20	\$ 878.40	\$ 1.22	\$ 73.20	\$ 878.40	\$ 1.22
4132	Interest Income Reserves	\$ 73.20	\$ 878.40	\$ 1.22	\$ 73.20	\$ 878.40	\$ 1.22
4135	Interest income dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4145	Late Charges Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4200	Misc. Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4000	Total Income	\$ 20,392.80	\$ 244,713.60	\$ 339.88	\$ 20,392.80	\$ 242,956.80	\$ 339.88
5020	Electricity	\$ 320.40	\$ 3,844.80	\$ 5.34	\$ 320.40	\$ 3,844.80	\$ 5.34
5040	Refuse Disposal	\$ 1,668.20	\$ 20,018.40	\$ 27.80	\$ 1,668.20	\$ 20,018.40	\$ 27.80
5050	Cable TV	\$ 2,822.60	\$ 33,871.20	\$ 47.04	\$ 2,822.60	\$ 33,871.20	\$ 47.04
5070	Water	\$ 2,650.80	\$ 31,809.60	\$ 44.18	\$ 2,650.80	\$ 31,809.60	\$ 44.18
5000	Total Utilities	\$ 7,462.00	\$ 89,544.00	\$ 124.37	\$ 7,462.00	\$ 89,544.00	\$ 124.37
6010	Landscape Contract	\$ 1,473.00	\$ 17,676.00	\$ 24.55	\$ 1,473.00	\$ 17,676.00	\$ 24.55
6020	Irrigation Repair	\$ 166.66	\$ 1,999.92	\$ 2.78	\$ 166.66	\$ 1,999.92	\$ 2.78
6025	Landscape Replacement	\$ 166.66	\$ 1,999.92	\$ 2.78	\$ 166.66	\$ 1,999.92	\$ 2.78
6026	Tree Service	\$ 143.40	\$ 1,720.80	\$ 2.39	\$ 143.40	\$ 1,720.80	\$ 2.39
6030	Landscape Other	\$ 54.61	\$ 655.32	\$ 0.91	\$ 54.61	\$ 655.32	\$ 0.91
6000	Total Landscape	\$ 2,004.33	\$ 24,051.96	\$ 33.41	\$ 2,004.33	\$ 24,051.96	\$ 33.41
7040	Maintenance Supplies	\$ 12.07	\$ 144.84	\$ 0.20	\$ 12.07	\$ 144.84	\$ 0.20
7050	Maintenance misc.	\$ 168.00	\$ 2,016.00	\$ 2.80	\$ 168.00	\$ 2,016.00	\$ 2.80
7055	Repairs-Misc. Minor	\$ 204.00	\$ 2,448.00	\$ 3.40	\$ 204.00	\$ 2,448.00	\$ 3.40
7056	Repairs - Gutters	\$ 42.00	\$ 504.00	\$ 0.70	\$ 42.00	\$ 504.00	\$ 0.70
7060	Maintenance Gutter	\$ 180.00	\$ 2,160.00	\$ 3.00	\$ 180.00	\$ 2,160.00	\$ 3.00
7120	Pest Control	\$ 304.00	\$ 3,648.00	\$ 5.07	\$ 304.00	\$ 3,648.00	\$ 5.07
7130	Repair Gates and Fence	\$ 42.00	\$ 504.00	\$ 0.70	\$ 42.00	\$ 504.00	\$ 0.70
7510	Electrical repair	\$ 48.00	\$ 576.00	\$ 0.80	\$ 48.00	\$ 576.00	\$ 0.80
7520	Electrical supplies	\$ 12.00	\$ 144.00	\$ 0.20	\$ 12.00	\$ 144.00	\$ 0.20
7530	Plumbing repair	\$ 148.00	\$ 1,776.00	\$ 2.47	\$ 148.00	\$ 1,776.00	\$ 2.47
7000	Total Buildings & Grounds	\$ 1,160.07	\$ 13,920.84	\$ 19.33	\$ 1,160.07	\$ 13,920.84	\$ 19.33
8010	Management	\$ 825.00	\$ 9,900.00	\$ 13.75	\$ 825.00	\$ 9,900.00	\$ 13.75
8030	Legal Services	\$ 120.00	\$ 1,440.00	\$ 2.00	\$ 120.00	\$ 1,440.00	\$ 2.00
8040	Accounting	\$ 159.16	\$ 1,909.92	\$ 2.65	\$ 159.16	\$ 1,909.92	\$ 2.65
8070	Taxes-Federal	\$ 39.00	\$ 468.00	\$ 0.65	\$ 39.00	\$ 468.00	\$ 0.65
8080	Taxes-State	\$ 11.20	\$ 134.40	\$ 0.19	\$ 11.20	\$ 134.40	\$ 0.19
8085	Bad Debts	\$ 41.66	\$ 499.92	\$ 0.69	\$ 41.66	\$ 499.92	\$ 0.69
8100	Postage	\$ 49.44	\$ 593.28	\$ 0.82	\$ 49.44	\$ 593.28	\$ 0.82
8110	Printing	\$ 41.66	\$ 499.92	\$ 0.69	\$ 41.66	\$ 499.92	\$ 0.69
8150	Insurance	\$ 1,126.20	\$ 13,514.40	\$ 18.77	\$ 1,126.20	\$ 13,514.40	\$ 18.77
8155	Insurance workmans	\$ 50.74	\$ 608.88	\$ 0.85	\$ 50.74	\$ 608.88	\$ 0.85
8170	Misc. G&A	\$ 133.34	\$ 1,600.08	\$ 2.22	\$ 133.34	\$ 1,600.08	\$ 2.22
8000	Total General and Admin.	\$ 2,597.40	\$ 31,168.80	\$ 43.29	\$ 2,597.40	\$ 31,168.80	\$ 43.29
9001	Reserves	\$ 7,169.00	\$ 86,028.00	\$ 119.48	\$ 7,169.00	\$ 86,028.00	\$ 119.48

**RIDGEWOOD MANOR I HOMEOWNERS
ASSOCIATION NOTICES FOR 2018-19**

**RIGHT TO SUBMIT SECONDARY ADDRESSES
FOR COLLECTION NOTICES
CIVIL CODE § 4040(b)**

Upon receipt of a written request, the Homeowners Association shall send additional copies of collection notices to the secondary address stated in the written request.

**RIGHT TO MINUTES OF BOARD MEETING
CIVIL CODE § 5240(b)**

Members of the Association have the right to have copies of the minutes of the meetings of the Board of Directors by sending a written request specifying the minutes they desire to the offices of Management Solutions, Inc. located at 6200 Buena Vista Drive, Newark, CA 94560.

**RIGHT TO ALTERNATIVE DISPUTE RESOLUTION
CIVIL CODE § 5915**

The Association or member of the Association may not file a lawsuit in Superior Court unless the parties have tried to submit the dispute to Alternative Dispute Resolution pursuant to Civil Code § 5915. However, this procedure only applies to an enforcement action that is solely for declaratory, injunctive or writ relief, or for that relief in conjunction with the claim of monetary damages not in excess of the jurisdictional limits stated in § 116.220 and § 116.221 of the Code of Civil Procedure. These provisions do not apply to a small claims action. Further, except as otherwise provided by law, this Alternative Dispute Resolution process does not apply to an assessment dispute.

The actual statutory procedures for Alternative Dispute Resolution follow.

**RIGHT TO INTERNAL DISPUTE RESOLUTION
CIVIL CODE § 5915**

The actual statutory procedures for Internal Dispute Resolution follow.

**CALIFORNIA CODES
CIVIL CODES
SECTION § 5915.**

(a) This section applies in an association that does not otherwise provide a fair, reasonable, and expeditious dispute resolution procedure. The procedure provided in this section is fair, reasonable, and expeditious, within the meaning of this article.

(b) Either party to a dispute within the scope of this article may invoke the following procedure:

(1) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.

(2) A member of an association may refuse a request to meet and confer. The association may not refuse a request to meet and confer.

(3) The association's board of directors shall designate a member of the board to meet and confer.

(4) The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute.

(5) A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association.

(c) An agreement reached under this section binds the parties and is judicially enforceable if both of the following conditions are satisfied:

(1) The agreement is not in conflict with law or the governing documents of the common interest development or association.

(2) The agreement is either consistent with the authority granted by the board of directors to its designee or the agreement is ratified by the board of directors.

(d) A member of the association may not be charged a fee to participate in the process.

RIDGEWOOD MANOR I HOMEOWNERS ASSOCIATION
ANNUAL STATEMENT OF COLLECTION PROCEDURE
EFFECTIVE APRIL 1, 2018

NOTICE ASSESSMENTS AND FORECLOSURE. This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.

ASSESSMENTS AND FORECLOSURE. Assessments become delinquent 15 days after they are due, unless the governing documents provide for a longer time. The failure to pay association assessments may result in the loss of an owner's property through foreclosure. Foreclosure may occur either as a result of a court action, known as judicial foreclosure, or without court action, often referred to as nonjudicial foreclosure. For liens recorded on and after January 1, 2006, an association may not use judicial or nonjudicial foreclosure to enforce that lien if the amount of the delinquent assessments or dues, exclusive of any accelerated assessments, late charges, fees, attorney's fees, interest, and costs of collection, is less than one thousand eight hundred dollars (\$1,800). For delinquent assessments or dues in excess of one thousand eight hundred dollars (\$1,800) or more than 12 months delinquent, an association may use judicial or nonjudicial foreclosure subject to the conditions set forth in Article 3 (commencing with **Section 5700**) of Chapter 8 of Part 5 of Division 4 of the Civil Code. When using judicial or nonjudicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the amounts secured by the lien are not paid. (**Sections 5700** through **5720** of the Civil Code, inclusive)

In a judicial or nonjudicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use nonjudicial foreclosure to collect fines or penalties, except for costs to repair common area damaged by a member or a member's guests, if the governing documents provide for this. (**Section 5725** of the Civil Code)

The association must comply with the requirements of Article 2 (commencing with **Section 5650**) of Chapter 8 of Part 5 of Division 4 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association. (**Section 5675** of the Civil Code)

At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail, including a description of its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges owed by the owner. An owner has a right to review the association's records to verify the debt. (**Section 5660** of the Civil Code)

If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard. (**Section 5685** of the Civil Code)

The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

PAYMENTS. When an owner makes a payment, the owner may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. (**Section 5655** of the Civil Code)

An owner may, but is not obligated to, pay under protest any disputed charge or sum levied by the association, including, but not limited to, an assessment, fine, penalty, late fee, collection cost, or monetary penalty imposed as a disciplinary measure, and by so doing, specifically reserve the right to contest the disputed charge or sum in court or otherwise.

An owner may dispute an assessment debt by submitting a written request for dispute resolution to the association as set forth in Article 2 (commencing with **Section 5900**) of Chapter 10 of Part 5 of Division 4 of the Civil Code. In addition, an association may not initiate a foreclosure without participating in alternative dispute resolution with a neutral third party as set forth in Article 3 (commencing with **Section 5925**) of Chapter 10 of Part 5 of Division 4 of the Civil Code, if so requested by the owner. Binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time. (**Section 5685** of the Civil Code)

MEETINGS AND PAYMENT PLANS. An owner of a separate interest that is not a time-share interest may request the association to consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exists. (**Section 5665** of the Civil Code)

The board must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. (**Section 5665** of the Civil Code)

DEBT OF OWNER; LATE CHARGES AND INTEREST. Regular or special assessments; late charges (10 percent of the delinquent assessment or \$10 whichever is greater); costs of collection; attorney's fees and interest (annual interest not to exceed 10% commencing 30 days after the due date), shall be a debt of the owner at the time the assessment or other sums are levied. Owners will be charged \$25 for returned checks.

PRIORITY OF ASSESSMENT PAYMENTS AND OVERNIGHT PAYMENT ADDRESS.

Payments shall first be applied to the assessments owed, and then shall be applied to costs of collection, attorney's fees, late charges, and interest. The mailing address for overnight payments is:

**Management Cost Control
8010 Wayland Lane, #2B
Gilroy, CA 95020**

If your account has been turned over to Fong Association Strategies Group/Fong & Fong, APC, for collection of delinquent assessments the address for overnight payment is:

**Fong Association Strategies Group/
Fong & Fong, APC
2161 Harbor Bay Parkway
Alameda, CA 94502**

Payments may also be made by telephone: (866) 729-5327, option 1 or online at www.FongASG.com

PRE-LIEN NOTICE. At least 30 days prior to recording a lien the association shall notify the owner by certified mail of the following: a description of the collection and lien enforcement procedures, the method of calculation, a statement that the owner has the right to inspect the association records and the notice shall include the mandatory language in **Section 5660** of the Civil Code statement.

PAYMENT PLAN. Owners may submit written requests to meet with the board to discuss payment plans and the association shall provide standards for payment plans if any exist. The board and the owner shall meet in executive session within 45 days of the postmark of the request, if the request is mailed within 15 days of the date of the postmark of the notice. If there is no regularly scheduled board meeting within that period the board may designate a committee of one or more directors to meet with the owner. Additional late fees shall not accrue during the payment plan period if the owner is in compliance with the terms of the payment plan. Payment plans shall not impede an association's ability to record a lien on the owner's separate interest to secure payment of delinquent assessments. In the event of a default on any payment plan, the association may resume its efforts to collect the delinquent assessments.

PRE-LIEN DISPUTE RESOLUTION. Prior to recording a lien an association shall offer the owner and if requested by the owner shall participate in dispute resolution pursuant to the association's "meet and confer" program as required by the Civil Code.

DECISION TO LIEN FOR DELINQUENT ASSESSMENTS. Liens shall be recorded at least 30 days after the pre-lien notification. The board, by a majority vote at an open meeting, has duly approved the timeframe for the recordation of delinquent assessment lien.

LIEN SIGNATURE DESIGNATION. The association designates Fong Association Strategies Group/Fong & Fong, APC to sign delinquent assessment liens on behalf of the association.

DELINQUENT ASSESSMENT LIEN. The amount of the assessment, collection costs including late charges, and attorney's fees shall be a lien on the owner's separate interest which shall state the amount of the assessment and other sums imposed, a legal description of the owner's separate interest, the name of the record owner, an itemized statement, the name and address of the trustee authorized by the association to enforce the lien by sale and be signed by the person designated as the signatory. A copy of the recorded notice of delinquent assessment shall be mailed by certified mail to every person whose name is shown as an owner of the separate interest in the association's records, and the notice shall be mailed no later than 10 calendar days after recordation. Assessment liens shall be prior to all other liens recorded subsequent to the assessment lien, unless the declaration provides for the subordination of any other liens and encumbrances.

LIEN ENFORCEMENT GENERALLY. After the expiration of 30 days following the recording of the lien, it may be enforced in any manner permitted by law, including suit for money damages, judicial sale, non-judicial sale or acceptance of a deed in lieu of foreclosure.

DECISION TO FORECLOSE. Prior to initiating foreclosure, the association shall offer and if requested by the owner, shall participate in dispute resolution pursuant to the association's "meet and confer" program, except that binding arbitration shall not be available if the association intends to initiate a judicial foreclosure. The decision to initiate foreclosure shall be made by board approval by a majority vote in executive session. The vote shall be recorded in the minutes of the next meeting of the board open to all members. The confidentiality of the owner(s) shall be maintained by identifying the matter by assessor's parcel number. A board vote to approve foreclosure of a lien shall take place at least 30 days prior to any public sale. Notice to the owner shall be by personal service. If the property is not owner-occupied notice shall be by first class mail at the owner(s)' most current address in the Association's records, if the owner does not have a separate address the association may use the address of the owner's separate property at the association.

FORECLOSURE PROCEDURE. Trustee's sales shall be conducted in accordance with **Sections 2924, 2924b, and 2924c** of the Civil Code. The association shall serve a notice of default on the person named as the owner in the association's records or that person's designated legal representative (the owner may designate a legal representative in a writing that is mailed to the association in a manner that indicates that the association has received it).

RIGHT OF REDEMPTION. A nonjudicial foreclosure for delinquent assessments shall be subject to a 90 day right of redemption.

LIMITATION ON ASSIGNMENTS AND PLEDGES. An association may not voluntarily assign or pledge the association's right to collect payments or assessments, or to enforce or foreclose a lien to a third party, except when the assignment or pledge is made to a financial institution or lender chartered or licensed under federal or state law, when acting within the scope of that charter or license, as security for a loan obtained by the association. This provision does not restrict the right or ability of an association to assign any unpaid obligations of a former member to a third party for purposes of collection.

RIDGEWOOD MANOR I HOMEOWNERS ASSOCIATION

CIVIL CODE § 5310 INSURANCE DISCLOSURE

Pursuant to **Civil Code Section 5310**, attached is a summary of the Association's policy of insurance declaration page:

“THIS SUMMARY OF THE ASSOCIATION’S POLICIES OF INSURANCE PROVIDES ONLY CERTAIN INFORMATION, AS REQUIRED BY § 5310(a)(7) OF THE CIVIL CODE, AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE COMPLETE POLICY TERMS AND CONDITIONS CONTAINED IN THE ACTUAL POLICIES OF INSURANCE. ANY ASSOCIATION MEMBER MAY, UPON REQUEST AND PROVISION OF REASONABLE NOTICE, REVIEW THE ASSOCIATION’S INSURANCE POLICIES AND, UPON REQUEST AND PAYMENT OF REASONABLE DUPLICATION CHARGES, OBTAIN COPIES OF THOSE POLICIES. ALTHOUGH THE ASSOCIATION MAINTAINS THE POLICIES OF INSURANCE SPECIFIED IN THIS SUMMARY, THE ASSOCIATION’S POLICIES OF INSURANCE MAY NOT COVER YOUR PROPERTY, INCLUDING PERSONAL PROPERTY OR, REAL PROPERTY IMPROVEMENTS TO OR AROUND YOUR DWELLING, OR PERSONAL INJURIES OR OTHER LOSSES THAT OCCUR WITHIN OR AROUND YOUR DWELLING. EVEN IF A LOSS IS COVERED, YOU MAY NEVERTHELESS BE RESPONSIBLE FOR PAYING ALL OR A PORTION OF ANY DEDUCTIBLE THAT APPLIES. ASSOCIATION MEMBERS SHOULD CONSULT WITH THEIR INDIVIDUAL INSURANCE BROKER OR AGENT FOR APPROPRIATE ADDITIONAL COVERAGE.”

**RIDGEWOOD MANOR I HOMEOWNERS ASSOCIATION
FINE SCHEDULE AND PROCEDURE FOR VIOLATIONS
OF THE GOVERNING DOCUMENTS**

Members of the association in violation of the Ridgewood Manor I Homeowners Association's governing documents [Declaration of Covenants, Conditions & Restrictions (CC&Rs), By Laws, Articles of Incorporation, Rules and Regulations] shall be subject to fines of up to \$500.00 per incident, or per day, depending upon the circumstances, and based upon the reasonable business judgment of the Board of Directors.

The first offense shall result in a written warning to the offending member. The warning shall specify the offending nature of the offensive conduct, date and time. It shall also advise the member of the proposed penalty if the violation reoccurs.

If the violation reoccurs the member is sent a (20 day) notice advising them that the Board is proposing to, for example, impose a fine of \$500.00, and the member has a right to appear at the next board meeting to present evidence as to why the penalty should not be imposed for this offense and any subsequent offense. The hearing is held and the board will then notify the member of its decision in writing within 5 days of the hearing.

If the fine is imposed it is added to the members assessment account. If the member refuses to pay the fine, it is turned over to the association's attorney for collection (there is an attorneys fee provision in our CC&Rs that would pass the cost of collection back on to the member who violated the governing documents) at the board's discretion. If violation(s) continue, the association reserves the right to other enforcement actions including but not limited to, injunctive or declarative relief from the Alameda County Superior Court.



Management Solutions
6200 Buena Vista Dr., Newark, CA 94560
(925) 606-9500 (925) 606-4369 FAX



Association Disclosure and Escrow Documents Order Form

Homeowner's Association:

Property Address:

Owner of Property:

Title Company:

Escrow Number:

Escrow Officer:

Phone Number:

Email:

Expected COE:

All documents will be emailed to Title within 7-10 business day (3-5 with Rush fee)

Check to Order	Documents	Civic Code Section	Fee	Please choose from list if documents are Directly Provided by Seller and confirmed in writing by Seller as a current document
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Required on all sales transactions

<input type="checkbox"/>	Demand to Escrow with HOA provided Certification form including Regular Assessment, Special Assessment, Emergency Assessment, Other unpaid obligations of seller and Approved changes to Assessments and Rental Restrictions	4525(a)(4) 5675 and 4525(a)(4) 5300 and 4525(a)(4),(8) 4525(a)(9)	\$150.00	Does not include Lender-specific questionnaire
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Association Documents

The seller may, in accordance with Section 4530 of the Civil Code, provide to the prospective purchaser, at no cost, current copies of any documents specified by Section 4525 that are in the possession of the seller. A seller may request to purchase some or all of these documents, but shall not be required to purchase ALL of the documents listed on this form.

	Articles of Incorporation	4525(a)(1)	\$25.00	
	CC&Rs	4525(a)(1)	\$50.00	
	Bylaws	4525(a)(1)	\$25.00	
	Rules and Regulations	4525(a)(1)	n/c	
	Age restrictions, if any	4525(a)(2)	n/c	not applicable
	Pro Forma Operating Budget with Assessment Enforcement Policy	5300 and 4525(a)(3)	\$25.00	
	Reserve Study with Assessment and Reserve Funding Disclosure Summary	5300 and 4525(a)(4)	\$25.00	
	CPA Financial Statement Review with 12 months financials	5300 and 4525(a)(3)	\$25.00	
	Insurance Summary (does not include mortgagee clause)	5300 and 4525(a)(3)	n/c	
	Settlement Notice Regarding Common Area Defects	4525(a)(6), (7) and 6100	n/c	not applicable
	Preliminary lists of defects	4525(a)(6), 6000 and 6100	n/c	not applicable
	Notice(s) of violation	5855 and 4525(a)(5)	n/c	not applicable
	Required statement of fees	4525	n/c	included
	Minutes of regular meetings of the board of directors (12 months)	4525(a)(10)	\$25.00	
	Complete package of all documents above, including demand. (\$50 discount)		\$300.00	

Additional fees

	Rush Request (3-5 business days)	\$75.00	
	Estoppel inspection (Fee due on or before time of inspection)	\$200.00	Must be completed by seller before close of escrow. See demand for details.
	Lender-specific HOA Questionnaire	Call for price	

Total Fee included for these documents

\$

All Fees must be paid upfront.
We do not accept credit cards.

Please remit payment to: Management Solutions, 6200 Buena Vista Dr., Newark CA 94560

The information provided by this form may not include all fees that may be imposed before the close of escrow. Additional fees that are not related to the requirements of Section 4525 shall be charged separately. By signing below, the seller authorizes Management Solutions to furnish to the buyer copies of information previously made available to the seller. Management Solutions neither makes nor implies any representation or warranty in providing any of the above Association documents, and shall have no liability to any person or entity in connection with the distribution of these documents.

Seller:

Signature:

Date

Completed:

Printed Name:



Donald Murphy, Director

RIDGEWOOD MANOR I HOMEOWNERS ASSOCIATION

The following information is provided pursuant to AB-596:

FHA

Certification by the Federal Housing Administration may provide benefits to members of an association, including an improvement in an owner's ability to refinance a mortgage or obtain secondary financing and an increase in the pool of potential buyers of the separate interest.

This common interest development **is** a condominium project.

The association of this common interest development **is not** certified by the Federal Housing Administration."

VA

Certification by the federal Department of Veterans Affairs may provide benefits to members of an association, including an improvement in an owner's ability to refinance a mortgage or obtain secondary financing and an increase in the pool of potential buyers of the separate interest.

This common interest development **is** a condominium project.

The association of this common interest development **is** certified by the federal Department of Veterans Affairs.

Ridgewood Manor I Homeowners Association

Insurance Disclosure from pursuant to Civil Code- Section 5300

Policy Term 9/1/2017 to 9/1/2018

Fidelity Bond

Insurer : Allstate Insurance Company (Policy #648667742)
Policy Limits : \$385,000
Deductible : N/A

General Liability Insurance

Insurer : Allstate Insurance Company (Policy #648667742)
Policy Limits : \$1,000,000/\$2,000,000
D&O Limit : \$1,000,000/2,000,000 \$500 Deductible

Building Coverage (Blanket)

Insurer : Allstate Insurance Company (Policy #648667742)
Coverage : \$17,936,800
Deductible : \$10,000

Umbrella Liability

Insurer: Greenwich Insurance Company (Policy #PPP7450656)
Coverage: \$5,000,000
Deductible: N/A

Earthquake Insurance

Insurer : None with this Agency
Policy Limits : N/A
Deductibles : N/A

Flood Insurance

Insurer : None with this Agency
Policy Limits : N/A
Deductibles : N/A

Workers' Compensation

Insurer: Pennsylvania Manufacturers Association Insurance (Policy #201601-06-32-87-7Y)
Limits of Liability: \$1,000,000

"This summary of the association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage."

For additional information regarding your insurance coverages, please contact our agent at:

**Confidence Plus Insurance Services
6852 N Pacific Avenue, Stockton, CA 95207
(800) 573-0606**



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
8/24/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.


PRODUCER CONFIDENCE PLUS INS SERVICES 6852 Pacific Ave Suite B Stockton, CA 95207		CONTACT NAME: PHONE (A/C No. Ext): (209)473-4403 FAX (A/C No.): (209)473-3758 E-MAIL ADDRESS: deanshibler@allstate.com PRODUCER CUSTOMER ID:	
INSURED Ridgewood Manor I Homeowners Association c/o Managment Solutions 6200 Buena Vista Drive Newark, Ca 94560 (925)606-9500		INSURER(S) AFFORDING COVERAGE INSURER A: Allstate Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required) ...Richland Terrace,...Dorado Common,...Mosaic Common,...Crystal Terrace,... ...Tuxedo Common, Fremont, CA 94555 60 Units Total in the Association		

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
n	<input checked="" type="checkbox"/> PROPERTY	648667742	9/1/2017	9/1/2018	BUILDING	\$
	CAUSES OF LOSS				PERSONAL PROPERTY	\$
	<input type="checkbox"/> BASIC				BUSINESS INCOME	\$
	<input type="checkbox"/> BROAD				EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/> SPECIAL				RENTAL VALUE	\$
	EARTHQUAKE				<input checked="" type="checkbox"/> BLANKET BUILDING	\$ 17,936,800
	WIND				BLANKET PERS PROP	\$
	FLOOD				BLANKET BLDG & PP	\$
	<input checked="" type="checkbox"/> RC				Bldg. Ord.	\$
	<input checked="" type="checkbox"/> AV				<input checked="" type="checkbox"/> Cov B&C	\$ 1,013,020
	<input type="checkbox"/> INLAND MARINE	TYPE OF POLICY				\$
	CAUSES OF LOSS					\$
	<input type="checkbox"/> NAMED PERILS	POLICY NUMBER				\$
						\$
	<input checked="" type="checkbox"/> CRIME	648667742	9/1/2017	9/1/2018	<input checked="" type="checkbox"/> Limit	\$ 385,000
	TYPE OF POLICY Fidelity Bond				<input checked="" type="checkbox"/> Deductible	\$ 0
	<input type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$
						\$
						\$

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
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CERTIFICATE HOLDER For Informational Purposes Only	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/4/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CONFIDENCE PLUS INS SERVICES 6852 Pacific Ave Suite B Stockton, CA 95207	CONTACT NAME:	
	PHONE (A/C, No, Ext): (209)473-4403	FAX (A/C, No): (209)473-3758
	E-MAIL ADDRESS: deanshibler@allstate.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED Ridgewood Manor I Homeowners Association c/o Managment Solutions 6200 Buena Vista Drive Newark, Ca 94560 (925)606-9500	INSURER A: Allstate Insurance Company	
	INSURER B: Greenwich Insurance Company	
	Pennsylvania Manufacturers Association Insurance	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
X	COMMERCIAL GENERAL LIABILITY			648667742	9/1/2017	9/1/2018	EACH OCCURRENCE	\$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000	
							MED EXP (Any one person)	\$ 10,000	
							PERSONAL & ADV INJURY	\$ 1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000	
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$ 1,000,000	
	OTHER:							\$	
A	AUTOMOBILE LIABILITY			648667742	9/1/2017	9/1/2018	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS						BODILY INJURY (Per person)	\$
								BODILY INJURY (Per accident)	\$
								PROPERTY DAMAGE (Per accident)	\$
								\$	
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE		PPP7450656	9/1/2017	9/1/2018	EACH OCCURRENCE	\$ 5,000,000	
	<input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0						AGGREGATE	\$ 5,000,000	
								\$	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			201601-06-32-87-7Y	9/1/2017	9/1/2018	<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N <input type="checkbox"/> N/A						E.L. EACH ACCIDENT	\$ 1,000,000
								E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
								E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	D&O Liability			648667742	9/1/2017	9/1/2018	Limit: \$1,000,000 Aggregate: \$2,000,000 Deductible: \$500		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
...Richland Terrace,...Dorado Common,...Mosaic Common,...Crystal Terrace,...Tuxedo Common,Fremont, CA 94555
60 Units Total in the Association

CERTIFICATE HOLDER

CANCELLATION

For Informational Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Assessment and Reserve Funding Disclosure Summary

Ridgewood Manor I Homeowners Association

For Fiscal Year Beginning: 4/1/2018

of Units: 60

1) Budgeted Amounts:	Total	Average Per unit*	
Reserve Contributions:	\$7,169.00	\$119.48	
Total Assessment Income:	\$20,100.00	\$335.00	per: Month

- 2) Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date Due	Total Amount Per Unit*	Purpose
N/A		
N/A		

Total: \$0.00

- 3) Based on the most recent Reserve Study and other information available to the Board of Directors, at this point in time does it appear that currently projected Reserve account balances will be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years? **Yes**

- 4) If the answer to #3 is no, what additional assessments or other contributions/loans to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years?

Approximate Fiscal Year Assessment Will Be Due	Average Total Amount Per Unit*
N/A	
N/A	
N/A	
N/A	

Total: \$0

- 5) All major components appropriate for Reserve Funding (components that are a common area maintenance responsibility with a limited life expectancy and predictable remaining useful life, above a minimum threshold cost of significance) are included in this Reserve Funding Plan: **Yes**

6) All computations/disclosures are based on the fiscal year start date of:	4/1/2018
Fully Funded Balance (based on formula defined in 5570(b)4):	\$308,676.00
Projected Reserve Fund Balance:	\$492,355.00
Percent Funded:	159.5%
Reserve Deficit (surplus) on a mathematical avg-per-unit* basis:	(\$3,061.32)

From the 2/12/2010 Reserve Study by Associa Reserve Studies and any minor changes since that date.

* If assessments vary by the size or type of unit, allocate per unit per the attached.

- 7) See attached 30-yr Summary Table, showing the projected Reserve Funding Plan, Reserve Balance, Percent Funded, and assumptions for interest and inflation.

Prepared by: Management Solutions

Date: 4/1/2018

The financial representations at the time of preparation are based on the Reserve Study for the fiscal year shown at the top of this page and the best estimates of the preparer. These estimates should be expected to change from year to year.

Reserve Study Financial Summary

Ridgewood Manor I HOA
Fremont, California

Date: 2/12/2010
Units: 60
Fiscal Year End: 3/31/2011

Community Information

Fiscal Year Start	April 1, 2010
Fiscal Year End	March 31, 2011
Year Built	1986
Number of Units	60
Last Inspected	2/4/2010

Computation Parameters

Inflation Rate	3.00 %
Interest Rate	2.00 %
Threshold Factor	5.00 %
09/10 Fund Contribution	\$72,900

Status of the Reserve Fund at March 31, 2010

Reserve Fund Cash Balance as of December 31, 2009	208,928.68
Anticipated Interest Revenue prior to March 31, 2010	1,030.33
Anticipated Reserve Fund Contribution prior to March 31, 2010	17,975.34
Anticipated Reserve Fund Expenditures prior to March 31, 2010	0.00
Projected Reserve Fund Cash Balance at March 31, 2010	227,934.36
Projected Fully-Funded Balance	670,518.46
Percent Funded	34 %
Avg. Reserve Fund Surplus / (Deficit) per Member	(7,376.40)

Cashflow Funding Plan - Five Year Funding Plan Summary

Fiscal Year Beginning	Annual Reserve Contribution	Mo. Reserve Assessment	Percent Funded
2010	76,181	105.81	27%
2011	78,466	108.98	21%
2012	80,820	112.25	30%
2013	83,244	115.62	12%
2014	85,742	119.09	24%

* Summary Notice: This five year funding plan summary is provided in accordance with California Civil Code Section 1365(b). The full reserve study plan is available and will be provided, by the Association, to any member upon request.

Cashflow Funding - Threshold Funding Plan

Ridgewood Manor I HOA

Fremont, California

Date: 2/12/2010

Units: 60

Fiscal Year End: 3/31/2011

Fiscal Year Beg.	Annual Reserve Contribution	Monthly Reserve Assmnt.	Percent Increase	Anticipated Beginning Cash Bal.	Estimated Interest	Anticipated Reserve Expense	Anticipated Special Assmnt.	Anticipated FYE Reserve Balance	Fully Funded Balance	Surplus/ (Deficit) of FFB	Projected FYE Percent Funded
2010	76,181	105.81	4.50%	227,934	4,559	150,026		159,649	581,284	-422,536	27%
2011	78,466	108.98	3.00%	158,649	3,173	126,379		113,909	534,959	-421,050	21%
2012	80,820	112.25	3.00%	113,909	2,278	13,367		183,639	602,134	-418,494	30%
2013	83,244	116.62	3.00%	183,639	3,673	216,049		54,508	470,576	-416,069	12%
2014	85,742	119.09	3.00%	54,508	1,090	14,181		127,158	538,933	-411,775	24%
2015	88,314	122.66	3.00%	127,158	2,543	14,507		203,409	610,968	-407,559	33%
2016	90,964	126.34	3.00%	203,409	4,068	72,479		225,961	629,405	-403,444	36%
2017	93,692	130.13	3.00%	225,961	4,519	15,496		308,676	707,557	-398,880	44%
2018	96,503	134.03	3.00%	308,676	6,174	28,196		383,157	777,595	-394,438	49%
2019	99,398	138.05	3.00%	383,157	7,663	110,645		379,573	769,597	-390,023	49%
2020	102,380	142.19	3.00%	379,573	7,591	16,933		472,612	857,449	-384,838	55%
2021	105,452	146.46	3.00%	472,612	9,452	17,441		570,074	949,880	-379,806	60%
2022	108,615	150.85	3.00%	570,074	11,401	23,953		666,138	1,041,097	-374,959	64%
2023	111,874	155.38	3.00%	666,138	13,323	32,687		758,847	1,128,917	-370,269	67%
2024	115,230	160.04	3.00%	758,847	15,173	19,059		869,992	1,235,678	-365,686	70%
2025	118,687	164.84	3.00%	869,992	17,400	337,779		668,300	1,029,680	-361,380	55%
2026	122,247	169.79	3.00%	668,300	13,366	489,176		314,737	668,946	-354,209	47%
2027	125,915	174.88	3.00%	314,737	6,295	20,826		426,121	768,667	-342,546	55%
2028	129,692	180.13	3.00%	426,121	8,522	41,469		522,867	853,751	-330,884	61%
2029	133,583	185.53	3.00%	522,867	10,457	22,094		644,813	963,867	-307,278	64%
2030	137,590	191.10	3.00%	644,813	12,896	241,793		553,507	860,785	-293,403	66%
2031	141,718	196.83	3.00%	553,507	11,070	157,753		548,542	841,945	-278,203	70%
2032	145,970	202.74	3.00%	548,542	10,971	44,564		660,919	939,121	-262,785	75%
2033	150,349	208.82	3.00%	660,919	13,218	43,929		780,557	1,043,342	-247,191	79%
2034	154,859	215.08	3.00%	780,557	15,611	29,882		921,145	1,168,336	-231,596	82%
2035	159,505	221.53	3.00%	921,145	18,423	26,382		1,072,692	1,304,288	-216,082	74%
2036	164,290	228.18	3.00%	1,072,692	21,454	639,998		618,438	834,520	-194,564	66%
2037	169,219	235.03	3.00%	618,438	12,369	422,394		377,631	572,196	-168,967	75%
2038	174,296	242.08	3.00%	377,631	7,553	50,926		508,554	677,521	-142,856	82%
2039	179,524	249.34	3.00%	508,554	10,171	29,693		668,557	811,412		

2/12/2010

Component Detail Report

Ridgewood Manor I HOA
Fremont, California

Date: 2/12/2010
Units: 60
Fiscal Year End: 3/31/2011

	Year New	RL	UL	Def.	Quantity	Cost	PM&A	Anticipated Total Cost
ROADS								
1 Asphalt Sealing	2008	3	5		28,175	S.F.	0.22	6,508
2 Asphalt Striping	2008	3	5		1	L.S.	500.00	525
3 Asphalt Repair - Minor	2008	3	5		1	L.S.	2,500.00	2,625
4 Asphalt Repair - Major	1986	6	30		1	L.S.	40,000.00	46,000
5 Asphalt Replacement	1986	26	50		28,175	S.F.	4.75	153,906
CONCRETE								
6 Annual Repair Allowance	2010	1	1		1	L.S.	2,000.00	2,100
FENCING								
7 Wood Fence at Trash	1986	1	25		215	L.F.	55.00	12,416
8 Wood Fence at Carports	1986	1	25		455	L.F.	55.00	26,276
9 Wood Fence at Units	1986	1	25		510	L.F.	55.00	29,453
10 Wood Fence at Property Line	1986	1	25		91	L.F.	55.00	5,255
11 Wood Fence at Utility Doors	1986	1	25		70	L.F.	55.00	4,043
12 Concrete Fence at Property Lines	1986	26	50		120	L.F.	150.00	18,900
MISCELLANEOUS SITE IMPROVEMENTS								
13 Mail Boxes	2007	22	25		61	EA.	150.00	9,608
14 Mail Box Standards	2007	22	25		4	EA.	250.00	1,050
15 Pole Lights at Property line	1986	1	25		4	EA.	150.00	630
16 Light Poles at Property Line	1986	26	50		4	EA.	300.00	1,260
LANDSCAPE AND IRRIGATION								
17 Irrigation Controllers	2007	12	15		2	EA.	1,000.00	2,100
18 Backflow Preventers	1986	0	20		6	EA.	3,250.00	20,475
19 Irrigation System Repair Allowance	2010	1	1		1	L.S.	1,000.00	1,050
20 Tree Care	2010	1	1		1	L.S.	1,000.00	1,050
21 Planting Enhancement	2010	1	1		1	L.S.	500.00	525

Component Detail Report

Ridgewood Manor I HOA
Fremont, California

Date: 2/12/2010
Units: 60
Fiscal Year End: 3/31/2011

	Year New	RL	UL	Def.	Quantity	Cost	PM&A	Anticipated Total Cost
RESIDENTIAL BUILDING EXTERIORS								
22 Tile Roofing - Replace Roof Paper	1986	16	40		63,530	4.00	15%	292,238
23 Tile Roof Repair/Inspection Allowance	2010	1	1		1	7,500.00	5%	7,875
24 Built Up Roofing	1995	0	15		1	25,000.00	15%	28,750
25 Gutters	1986	0	20		2,900	8.00	5%	24,360
26 Downspouts	1986	0	20		2,350	8.00	5%	19,740
27 Chimney Caps	1986	0	20		60	750.00	5%	47,250
28 Spark Arrestors	1986	0	20		60	150.00	5%	9,450
29 Unit Address Lights	1986	1	25		60	75.00	5%	4,725
30 Carriage Lights	1986	1	25		130	150.00	5%	20,475
31 Spot Lights	1986	1	25		20	150.00	5%	3,150
32 Square Recessed Lights	1986	1	25		20	175.00	5%	3,675
SIDING AND TRIM REPLACEMENT ALLOWANCES								
33 Stucco Repair Allowance	2001	3	12		1	20,000.00	5%	21,000
34 Hardboard Siding Replacement Allowance	2007	3	6		1	3,500.00	5%	3,675
35 Trim Replacement Allowance	2007	3	6		1	3,500.00	5%	3,675
36 Main Door Replacement Allowance	2007	3	6		1	2,000.00	5%	2,100
37 Garage Door Replacement Allowance	2007	3	6		1	2,500.00	5%	2,625
38 Stair Repair Allowance	2007	3	6		1	2,500.00	5%	2,625
39 Balcony/Stair Platform Resurface Allowance	2010	6	6		1	1,000.00	5%	1,050
40 Railing Repair Allowance	2010	6	6		1	1,000.00	5%	1,050
PAINTING								
41 Paint Stucco	2001	3	12		71,528	1.00	15%	82,257
42 Paint Remainder of Components	2007	3	6		1	50,000.00	15%	57,500
Total								985,000

Calculation of Percent Funded

Ridgewood Manor I HOA
Fremont, California

Date: 2/12/2010
Units: 60
Fiscal Year End: 3/31/2011

	Remaining Life	Useful Life	Accrued Reserve
ROADS			2,603
1 Asphalt Sealing	3	5	210
2 Asphalt Striping	3	5	1,050
3 Asphalt Repair - Minor	3	5	36,800
4 Asphalt Repair - Major	6	30	73,875
5 Asphalt Replacement	26	50	
CONCRETE			0
6 Annual Repair Allowance	1	1	
FENCING			11,920
7 Wood Fence at Trash	1	25	25,225
8 Wood Fence at Carports	1	25	28,274
9 Wood Fence at Units	1	25	5,045
10 Wood Fence at Property Line	1	25	3,881
11 Wood Fence at Utility Doors	1	25	9,072
12 Concrete Fence at Property Lines	26	50	
MISCELLANEOUS SITE IMPROVEMENTS			1,153
13 Mail Boxes	22	25	126
14 Mail Box Standards	22	25	605
15 Pole Lights at Property Line	1	25	605
16 Light Poles at Property Line	26	50	
LANDSCAPE AND IRRIGATION			420
17 Irrigation Controllers	12	15	20,475
18 Backflow Preventers	0	20	0
19 Irrigation System Repair Allowance	1	1	0
20 Tree Care	1	1	0
21 Planting Enhancement	1	1	
RESIDENTIAL BUILDING EXTERIORS			175,343
22 Tile Roofing - Replace Roof Paper	16	40	0
23 Tile Roof Repair/Inspection Allowance	1	1	28,750
24 Built Up Roofing	0	15	24,360
25 Gutters	0	20	19,740
26 Downspouts	0	20	47,250
27 Chimney Caps	0	20	9,450
28 Spark Arrestors	0	20	4,536
29 Unit Address Lights	1	25	19,656
30 Carriage Lights	1	25	3,024
31 Spot Lights	1	25	3,528
32 Square Recessed Lights	1	25	

Calculation of Percent Funded

Ridgewood Manor I HOA
Fremont, California

Date: 2/12/2010
Units: 60
Fiscal Year End: 3/31/2011

	Remaining Life	Useful Life	Accrued Reserve
SIDING AND TRIM REPLACEMENT ALLOWANCES			
33 Stucco Repair Allowance	3	12	15,750
34 Hardboard Siding Replacement Allowance	3	6	1,838
35 Trim Replacement Allowance	3	6	1,838
36 Man Door Replacement Allowance	3	6	1,050
37 Garage Door Replacement Allowance	3	6	1,313
38 Stair Repair Allowance	3	6	1,313
39 Balcony/Stair Platform Resurface Allowance	6	6	0
40 Railing Repair Allowance	6	6	0
PAINTING			
41 Paint Stucco	3	12	61,693
42 Paint Remainder of Components	3	6	28,750

Projected Fully Funded Balance (Total)	670,518.46
Projected Reserve Fund Balance	227,934.36
Percent Funded	34%

Assessment and Reserve Funding Disclosure Summary

Ridgewood Manor I HOA
Fremont, California

Date: 2/12/2010
Units: 60
Fiscal Year End: 3/31/2011

(1) The average regular assessment per ownership interest is: _____ per month
Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found in your operating budget.

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date Assessment is Due	Amount per ownership interest per month or year (If assessments are variable, see note immediately below)	Purpose of the assessment

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found in your operating budget.

(3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years? ☒ YES ☐ NO

(4) If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members?

(5) All major components, with less than 30 years remaining life, are included in the reserve study and are included in it's calculations.

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 1365.2.5, the estimated amount needed in the reserve fund at the end of the current fiscal year is: \$ 670,518.46 , based in whole or in part on the last reserve study or update prepared by Associa Reserve Studies as of February 12, 2010
The projected reserve fund cash balance at the end of the current fiscal year is \$ 227,934.36 , resulting in reserves being 34 percent funded at this date.

(7) Based on the method of calculation in paragraph (4) of Section 1365.2.5 of the Civil Code, the estimated amount needed (fully funded balance) in the reserve fund at the end of the next five budget years is (below) and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is (below), leaving the reserve at (below) percent funded. If the reserve funding plan approved by the association is implemented, the projected reserve fund cash balance in each of those years will be (below), leaving the reserve at (below) percent funded.

Fiscal Year Beginning	Fully Funded Balance	Projected Reserve Fund Balance	Percent Funded
2010	581,284	158,649	27%
2011	534,959	113,909	21%
2012	602,134	183,639	30%
2013	470,576	54,508	12%
2014	538,933	127,158	24%

Note: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change.