

L.O.M.A.A
CONCRETE: WALKS-DRIVES-CURBS-GUTTERS 2018

Name	DEV.	CONST	WALKS	DRIVES	CURBS	REPAIRS	CON-	RATE	WORK
	No.	YEAR	S.F.	S.F.	L.F.	DESCRIPTION	TRACTOR		2018
Aspen Meadows	6D	1974	32,000	20,000		Sidewalks	C		x
Brookgreen	R4	1971				DriveSection Replace	M		
Fairfield	20	1991		130		Patio	C	O	
Fallgreen #1	15	1966	2,000	1,238	500		H		
Fallgreen #2	14	1970					O	O	x
Glengreen	37	1963							
Golf Court	11G	1977				Trip Hazards	K	O	
Meadow									
Meadowcreek	12B	1977	6,800	1,000	1,200	BrokenSidewalk	U		
Meadowgreen #1	6A					Walk repair	A		
Meadowgreen #2	6C	1973			36	Corner Sidewalk	C	O	x
Meadowridge	12A					Patio	Y		
Meadowstone						Concrete grinding	Y		
Meas Oaks	12D	1979				Walkway Replc.	R		
Mountain Vista	14B	1979				Drive Replc, 1 walk	C	S	
Oak Forest	7	73/79	5,000	Brg & Retain walls '04			P		
Oakgreen	109	1964	5,500	1,235	1,100	WALKS '93			
Oak Island	109	1974		2,100		Driveway& Patch	I	O	x
Oak Leaf Isle #1	11A	1977				Spacers-5 driveways			
Oak Leaf Isle #2	11F	1982		7,900					
Oak Vista	11H						K	O	x
Orchard									
Overlook	16B	1984		26,326	4,000				
Pleasant Vista	9B	1991				Wakways -Trip grind	C		
Pythian Court	15D2								
Quail Run	19,21	1996				Concrete Repair	W		
Riven Rock	17B	1987	3,000	15,000	350	Grind Trippers	A		
Rockgreen	120	1971				Part Driveway& Walk	S		
Singing Brook	17F	1989						S	x
Singing Woods	91A					new retaining wall			
Starry Knoll	20	1997							
Stone Creek	15B	1986	14,250	15,500	3,450	Driveway Replacement	D/E	S	
Twin Lakes	14E	1984				Ground 90' Edges	U	S	
Valley Green	5	1964				Valley Gutter Replace	AA		
Woodgreen #1	17	1969				Sidewalks	F		
Woodgreen #2	1RR17	1977	2,250LF		3,000	Sidewalk&litePostRepair	Z		
CONTRACTORS									
	A. A&L Asphalt					AA American Asphalt			
						B. Mel Daniels Const			
	C. Schalich								
	D. Woolsey								
	E. Elite Conc					P. Babson	O - Outstanding		
	F. Reyes					Q. Benward Co.	VS - Very Satisfactory		
	G. Durling Saw					R. Chas Whitten	S - Satisfactory		
	H. CONSERVCO					S. Del Grosso Design	P - Poor		
	I. Connor & Sons					T.			
	J. Fernandez					Z GN Handy			
	K Benward					U. Roach			
	L. H. PETERSON					V. Affordable Concrete			
	M. VILLAGIANTE					W. Jesse Gonzalez			
	N. MPL					X.			
	O. P. CARMICHAEL					Y Brian Bird			
Section B 2019 Update									

**L.O.M.A.A.
PAINTING CONTRACTS 2018**

Name	DEV.	No.		Du-	Tri-	4 -	Cycle	Units	Unit	Last			WORK
	No.	Units	Single	plex	plex	plex	Years	Pted	Cost	Pted	Painter	Rate	2018
Aspen Meadows	6D	77	33	6	4	5	8	14	1560	2017	Horn	O	
Brookgreen	R4	39	6		11		6	39	1100	2009	Horn	S	
Fairfield	20	24	12	12			9	24	1650	2015	Horn	O	
Fallgreen #1	15	8	5		1		8	8	2063	2017	Urban	O	
Fallgreen #2	14	9	9				8	9	1495	2012	Horn	S	
Glengreen	37	21	21				8	21	1762	2016	HEP	O	
Golf Court	11G	19	13		2		5	19	1447	2006	Horn	S	
Meadow													
Meadowcreek	12B	24	12		4		6	24	1450	2006	Horn	O	
Meadowgreen#1	6A	44	13	8	5		6	44	1661	2015	Redwood	O/P	
Meadowgreen#2	6C	47	25	5	4		7	23	1593	2016	Horn	O	
Meadowridge	12A	29	23		2		8	29	1310	2017	Horn	O	
Meas Oaks	12D	40	28	6			6	39	1641	2009	Horn	S	
Mount Vista	14B	50	15	4	5	3	7	50	1500	2013	Horn	O	
Oak Forest	7	43	3	12	4	1	5	10	4457	2010	Samuelson	S	x
Oakgreen	109	27	27					15	1500	2015	Horn		
Oak Island	109	71	56		5		6	9	1750	2018	Horn	O	x
Oak Leaf Isle #1	11A	28	19		3		6	27	1648	2018	Horn	O	x
Oak Leaf Isle #2	11F	3			1		7	3	1500	2015	Urban	O	
Oak Vista	11H	41	15	2	6	1	7	41	1365.9	2015	Horn	O	
Overlook	16B	32	5	8	1	2	8	32	1764	2011	Redwood	O	
Pleasant Vista	9B	28	28				8	28	1900	2011	Horn	O	
Pythian Court	15D2	15	12		1		10	15	1550	2013	Horn	O	
Quail Run	19,21	61					6	32	1979	2014	RedWood	O	
Riven Rock	17B	31	19	6			8	31	1800	2013	Horn	O	
Rockgreen	120	44	15	1	9		8	44	1725	2015	Redwood	O	
Singing Brook	17F	49	37	6			8	49	1884	2015	Horn	O	
Singing Woods	91A	35	19	8			6	35	2186	2016	Urban	O	
Starry Knoll	20	42					6	40	1880	2011	Redwood	O	
Stone Creek	15B	33	27	3			8	33	1400	2012	Horn	O	
Twin Lakes	14E	92	49	2	13		6	92	1500	2015	Horn	O	
Valley Green	5	29	1	5	6		7	29	1449	2017	Horn	S	
Woodgreen #1	17	8				2	6	8	706	2012	Steinnerd	S	
Woodgreen #2	1RR17	37		1	1	8	6	37	1202	2012	Urban	O	
** = Fences Only													
VENDORS	Wilfrid Horn Painting												
	Mike Samuelson Painting												
	Urban												
	Redwood Coast Painting												
	O - Outstanding												
	VS - Very Satisfactory												
	S - Satisfactory												
	P - Poor												
Section B 2019 Update													

**L.O.M.A.A.
RESERVE INFORMATION**

Name	DEV.	No.	Reserve Study		Reserve Study	Cost	Current		
			Preparation				Firm	Reserves	Report
			Board	Other					
Aspen Meadows	6D	77	1		RAC2017UpDate	\$850	\$169,722	x	
Brookgreen	R4	39	1						
Fairfield	20	24	1	X	RAC 2016	\$300	\$63,093	x	
Fallgreen #1	15	8	1	x	RAC 2016	\$1,500	\$25,800	x	
Fallgreen #2	14	9	1		RAC 2018	\$1,200	\$7,247	x	
Glengreen	37	21	1		RAC 2018	\$1,200			
Golf Court	11G	19	1		RAC 2018				
Meadows		36		x	Browing Reserve Gp	\$900	\$24,151	x	
Meadowcreek	12B	24	1	x	RAC 2018	\$600	\$58,000	x	
Meadowgreen #1	6A	44	1	X	RAC 2017	\$1,000		x	
Meadowgreen #2	6C	47	1	x			100%	x	
Meadowridge	12A	29	1	X	RAC 2016	\$700	\$50,251	x	
Meadowstone Owner Maintained			1						
Mesa Oaks	12D	40	1		RAC 2015	\$1,445		x	
Mount Vista	14B	50	1		Applied Res. 2018	\$1,450	\$65,238	x	
Oak Forest	7	43	1	x	RAC 2018	\$1,000	\$47,989	x	
Oakgreen	109	27	1	x					
Oak Island	109	71	1		RAC 2017	\$2,400	\$137,134	x	
Oak Leaf Isle #1	11A	28	1	X	RAC 2018	\$900	\$181,105	x	
Oak Leaf Isle #2	11F	3	1		Board				
Oak Vista	11H	41	1	x	RAC 2016	\$1,400	\$76,738	x	
Orchard		55		x	RAC 2018	\$2,500	\$200,000	x	
Overlook	16B	32	1	x	RAC 2018	\$900		x	
Pleasant Vista	9B	28		X	RAC '17	\$2,000	\$135,000	x	
Pythian Court	15D2	15	1		RAC 2016	\$1,000	\$21,134	x	
Quail Run	19,21	61	1		RAC '19	\$1,450	-	x	
Riven Rock	17B	31	1	X	RAC2015UD	\$800	\$125,000	x	
Rockgreen	120	44	1		RAC2017UpDate	\$1,150	\$40,000	x	
Singing Brook	17F	49	1		\$2,019	\$870		x	
Singing Woods	91A	35		X	RAC2017UpDate	\$1,200	\$356,346	x	
Starry Knoll	20	42	1		RAC2018	\$1,000	\$272,650	x	
Stone Creek	15B	33		X	RAC 2018	\$850	\$133,570	x	
Twin Lakes	14E	92	1	X	RAC 2018UpDate	\$1,250	\$139,858	x	
Valley Green	5	29	1	X	RAC	\$800	\$51,800	x	
Woodgreen #1	17	8	1	x	PAS		\$11,800	x	
Woodgreen #2	1RR17	37	1		RAC 2018			x	
	CA&RFD	Component Analysis & Reserve Fund Study - Sausalito							
	RAC	Reserve Analysis Consulting, LLC - Sausalito							
Section B 2019 Update									

WORK DETAILS

ASPHALT

2013 Riven Rock	A & L	Seal	\$3,800
2013 Fallgreen 1	A & L	Trip Hazard	\$ 400
2014 Meadowgreen 2	Stripe & Seal	Crack Filling	\$1,341
2014 Meadowgreen 1	A&L Asphalt	Sealing	\$6,500
2015 Oak Leaf Isle #2	A&L Asphalt	Patches & Seal	\$4,750
2015 Valley Green	American Asphalt	Sealcoat	\$5,850
2015 Fallgreen #1	American Asphalt	Crack Seal	\$1,500
2015 Golf Court	American Asphalt	Crack Seal	\$500
2015 Mesa Oaks	Stripe & Seal	3-courts sealed	\$4,216
2016 Singing Woods	Stripe & Seal	Sealing	\$14,500
2016 Oak Leaf Isle 1	A&L Asphalt - seal		\$3,500
2017 Oak Leaf Isle 1	A&L Asphalt – seal	\$4.48/SF	\$6,700
2017 Quail Run	Stripe & Seal	Seal	\$3,806
2018 Oak Vista	Stripe & Seal	Seal & curb	\$2425
2018 Rockgreen	American Asphalt	New Paving	\$76000
2018 Stary Knoll	American Asphalt	Seal coat, paving & Repair ---	\$10,589 \$6,714
2018 Fallgreen 2	Benward Co.		\$19,3688
2018 Oak Forest	American Asphalt	Pave Repair & seal	\$60,800

WORK DETAILS

CONCRETE

2014 Meadowgreen 2	Pad front entrance \$67/sq	\$800
2014 Oak Island	Sidewalk & driveway	\$3900
2015 Quail Run	Concrete Repair	\$3,217
2015 Stone Creek	Driveway Replace	\$8,700
2016 Oak Island	1/4 Driveway	\$2,100
2016 Meadowgreen 2	Grout 36 Ft. Driveway joints	\$250
2016 Twin Lakes	Grind 250' raised edges	\$1,000
2016 Mount Vista	Repaved 1 Drive and 1/2 walkway	\$5,554
2016 Stone Creek	Replace Driveways	\$21,200
2017 Twin Lakes	Ground 90' edges	\$800
2017 Singing Brook	Trip Hazards	\$920
2017 Fairfield	Patio-130 SF	\$3,955
2017 Mount Vista	Drive & walk	\$5,398
2018 Meadowgreen 2	Corner sidewalk & curb	\$4,300
2018 Oak Vista		\$3918
2018 Aspen Meadows	Sidewalk Repair	\$2,200
2018 Oak Island	Driveway & patch work	\$7,956
2018 Singing Brook		\$14,500
2018 Fallgreen 2		\$17,982

WORK DETAILS

PAINTING

2015 Oak Leaf Isle #2	3	\$4,500	Urban
2015 Aspen Meadows	14	\$21,000	Horn
2015 Rockgreen	44	\$75,900	Redwood Coast
2015 Oakgreen	15	\$22,500 +\$2850(Misc)	Horn
2015 Oak Forest	11	\$28,990	
2016 Meadowgreen 2	23	\$36,650	Horn
2016 Oak Island	8	\$13,360	Horn
2016 Singing Woods	35	\$76,500	Urban
2016 Glengreen	21	\$37,000	HEP Painting
2017 Fallgreen 1	8	\$16,500	Urban
2017 Aspen Meadows	14	\$21,840	Horn
2017 Oak Island	9	\$15030	Horn
2017 Valleygreen	29	\$42,000	Horn
2017 Meadowridge	29	\$38,000	Horn
2018 Oak Isle 1	27	\$45,500	Horn
2018 Oak Island	9	\$15,750	Horn
2018 Oak Forest	13	\$57,940	Samuelson

WORK DETAILS

PLUMBING & IRRIGATION

2018 Stone Creek	Scandia & Maples	\$4,971
2018 Meadows	Pacific	\$489
2018 Twin Lakes	Fernandez	\$16325
2018 Valleygreen	Fernandez	\$300
2018 Pythian Ct.	Scandia	\$1,000
2018 Meadowgreen 1	Park	\$2,389
2018 Fallgreen 1	Landdesign	\$276
2018 Oak Vista	Fernandez&James Electric	\$5,360
2018 Meadowcreek	Landesign	\$500
2018 Riven Rock	Pacific	\$7,100
2018 Aspen Meadows	Leak Det. & Lane	\$7,592
2018 Mesa Oaks	Landesign	\$3,258
2018 Woodgreen 2		\$216
2018 Rockgreen	Action Plumbing	\$3000
2018 Mount Vista		
2018 Meadowridge	Bird	41,500
2018 Singing Brook	Landesign	\$8,150
2018 Fairfield	Landesign	\$1,145
2018 Stary knoll	True North & Landesign	\$8,800
2018 Fallgreen 2	Fernandez -& Park Irr valve Replace Controller line Misc	\$3,552
2018 Singing Woods	Landesign	\$1,225
2018 Oak Forest	Landesign	\$976
Quail Run	Fernandez	\$12,263

WORK DETAILS

LANDSCAPE & Misc.

2016 Riven Rock	Signs: No Parking; No Smoking	
2016 Singing Brook	Replaced all Mailboxes in last 3 years	
2016 Overlook	Light Pole –remove & replace	\$3,615
2017 Singing Woods	Weed Whacking	\$3,000
2017 Twin Lakes	Long Term upgrades & Replace from Reserves	\$9,830
2017 Valleygreen	Replaced pole lights & sensors	\$600
2017 Riven Rock	Replaced street light bulb Full sixe pole	\$550
2017 Meador Ridge	Mailbox post	
2018 Oak Vista	Fence Replacement	\$7,561
2018 Aspen Meadows	Light Repairs	\$582.50
2018 Mount Vista	2 Fences	-
2018 Oak Island	REPLACED RETAINING WALLS POSTED MILEAGE SIGNS	\$11,000
2018 Meadowridge	High grass mowing (annual)	\$600
2018 Overlook	4 Mail boxes/Street Light Repair	\$750/\$1000
2018 Fallgreen 2	Fire risk olant remove	\$2,150