

LOMAA
League of Oakmont Maintained Area Associations

**ANNUAL SURVEY
UPDATES**

Please replace every sheet in Section B of your manual
with the replacements attached
2021



**LOMAA
CONCRETE: WALKS-DRIVES-CURBS-GUTTERS 2020**

Name	DEV. No.	CONST. YEAR	WALKS S.E.	DRIVES S.E.	CURBS L.E.	REPAIRS DESCRIPTION	CON- TRACTOR	RATE	WORK 2020
Aspen Meadows	6D	1974	32,000	20,000					\$0
Brookgreen	R4	1971					X	S	\$5,435
Fairfield	20	1991		130					\$0
Glengreen	37	1963							\$0
Golf Court	11G	1977							\$0
The Meadows									\$0
Meadowcreek	12B	1977	6,800	1,000	1,200				\$0
Meadowgreen #1	6A								\$0
Meadowgreen #2	6C	1973			36				\$0
Mount Vista	14B	1979							\$0
Oak Island	109	1974							\$0
Oak Vista	11H								\$0
Orchard									\$0
Pleasant Vista	9B	1991					Green Image	O	\$2,500
Riven Rock	17B	1987	3,000	15,000	350	Repl.Sidewalk	BB	S	\$11,000
Singing Brook	17F	1989							\$0
Singing Woods	91A								\$0
Starry Knoll	20	1997							\$0
Stone Creek	15B	1986	14,250	15,500	3,450				\$0
Twin Lakes	14E	1984							\$0
Valley Green	5	1964							\$0
Woodgreen #2	1RR17	1977							\$0
		CONTRACTORS							
	A. A&L Asphalt					AA American Asphalt			
	B. Mel Daniels Const					BB Broderick Gen'l. Engineering			
	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 Desi	P - Poor		
	I. Connor & Sons					T. Stripe & Seal			
	J. Fernandez					Z GN Handy			
	K Benward					U. Roach			
	L. H. PETERSON					V. Affordable Concrete			
	M. VILLAGIANTE					W. Jesse Gonzalez			
	N. MPL					X. Navarette Cncrete			
	O. P. CARMICHAEL					Y Brian Bird			
Section B 2021 Update									

LOMAA
Arborists
2020

ASSOCIATION	ARBORIST/SERVICES	RATE	2020 EXPENSE	
Aspen Meadows	True North/Tree Pro	O	\$13,600	
Brookgreen			\$0	
Fairfield	Rory Pool	O	\$175	
Glengreen			\$0	
Golf Court	Sandborn	O/S	\$6,234	
The Meadows		O	\$0	
Meadowcreek	Arborists That Climb	O	\$5,800	
Meadowgreen I			\$0	
Meadowgreen II	Atlas/Brightview/Park		\$10,845	
Mount Vista	Sandborn	O	\$2,940	
Oak Island	A Plus Trees	S	\$11,434	
Oak Vista	Image Tree & 2nd Nature	O	\$6,823	
Orchard	Unique Landscaping	O	\$3,600	
Pleasant Vista	Cowan Tree Service	O	\$8,000	
Riven Rock	Various	O	\$7,553	
Singing Brook		S	\$0	
Singing Woods	Los Arboles Co.	O	\$34,500	
Starry Knolls	Summit/Arborwell/Forest	S	\$21,850	
Stone Creek	Scandia	O	incl.in landscape contract	
Twin Lakes	2nd Nature	O	\$8,800	
Valley Green		S	\$0	
Woodgreen #2	Vintage	O	\$11,880	
	O - Outstanding			
	VS - Very Satisfactory			
	S - Satisfactory			
	P - Poor			
Section B 2021 Update				

LOMAA
MONTHLY DUES/
INSURANCE DEDUCTIBLE
2020-2021

Name	YEAR	INCLUDE IN DUES?			MONTHLY	DUES	INSURANCE	REPLACE	
		INSURANCE	HOUSE WATER	ASPHALT	2020	2021	DEDUCTIBLE	\$/SF	
Aspen Meadows	1975	YES	YES	YES	357	366.15	10,000	\$350	Aspen Ins.
Brookgreen	1971	NO	YES	YES	265	275	10,000	\$375	Farmers
Fairfield	1994	NO	NO	YES	220	220	2500	\$438	Phil.Ind
Glengreen	1965	YES	YES	YES	245	245			
Golf Court	1976	NO	YES	YES	265	290	1000	\$315	Travelers
The Meadows		NO	NO	NO	65	75			**
Meadowcreek	1976	NO	YES	YES	295	295	2500	\$350	Aspen Ins.
Meadowgreen #1		NO	YES	YES	250	270	5000	\$285	Farmers
Meadowgreen #2	1973	NO	YES	YES	282	282	2500	\$375	Travelers
Mount Vista	1979	NO	YES	NO	240/190	260/202	2500	\$330	Nationwide
Oak Island	1974	NO	YES	YES	250	275	25,000	\$364	Nationwide
Oak Vista		NO	YES	YES	235	250	10,000	\$437	Phila.Ins.
Orchard	2014	NO	NO	NO	175	175	2500	\$334	Travelers
Pleasant Vista	1992	NO	NO	NO	276	276	10,000	variable	Nationwide
Riven Rock		NO	NO	YES	235	245	2500	\$407	Travelers
Singing Brook	1989	YES	NO	YES	260	312	10,000	\$364-548	Farmers
Singing Woods		NO	NO	YES	225	235	5000	\$350	Nationwide
Starry Knoll	1997	NO	NO	YES	284	339	10000	\$450	Nationwide
Stone Creek	1987	NO	YES	YES	310	310	5000	\$400	Phila.Ins.
Twin Lakes	1984	NO	YES	NO	237	256	5000	\$375	Travelers
Valley Green	1965	NO	YES	YES	220	225	1000	\$300/\$375	Travelers
Woodgreen #1	1969	YES	YES	YES	210	220	5000	\$300/\$375	State Farm
Woodgreen #2	1977	NO	YES	YES	250	250			Farmers
** HOA only insurance included in dues, not homeowners									
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**LOMAA
RESERVE INFORMATION 2020**

Name	DEV.	No.	Reserve Study		Reserve Study	Cost	Current				
			No.	Units				Preparation		Firm	Reserves
								Board	Other		
Aspen Meadows	6D	77	1		RAC 2020	\$875	\$66,671				
Brookgreen	R4	39	1	X	RAC 2019	\$875	\$29,433				
Fairfield	20	24	1	X	RAC 2020	\$900	\$84,300				
Glengreen	37	21	1	X	RAC 2020	\$850	\$87,564				
Golf Court	11G	19	1		RAC 2020	\$1,500					
The Meadows		36		x	BRG 2019	\$450	\$58,328				
Meadowcreek	12B	24	1	x	RAC 2018	\$600	\$83,335				
Meadowgreen #1	6A	44	1	X	RAC 2017	\$1,000	\$132,971				
Meadowgreen #2	6C	47	1	x			\$80,000				
Mount Vista	14B	50	1	X	ARA. 2020	\$700	\$95,006				
Oak Island	109	71	1		RAC 2019	\$1,400	\$79,057				
Oak Vista	11H	41	1	x	RAC 2019	\$800	\$85,263				
Orchard		55		x	RAC	\$925	\$205,000				
Pleasant Vista	9B	28	1		Board member	\$0					
Riven Rock	17B	31	1	X	RAC2018UD	\$800	\$144,000				
Singing Brook	17F	49	1		RAC Update 2020	\$1,200	\$140,000				
Singing Woods	91A	35		X	RAC2017UpDate		\$375,219				
Starry Knoll	20	42	1		ARA	\$1,200	\$171,115				
Stone Creek	15B	33		X	RAC 2019	\$425	\$85,563				
Twin Lakes	14E	92	1	X	RAC 2020	\$1,250	\$165,922				
Valley Green	5	29	1	X	RAC 2018	\$800	\$68,091				
Woodgreen #1	17	8					\$12,000				
Woodgreen #2	1RR17	37	1		RAC 2018						
	CA&RFD	Component Analysis & Reserve Fund Study - Sausalito									
	RAC	Reserve Analysis Consulting, LLC - Sausalito									
	BRG	Browning Reserve Group									
	ARA	Applied Reserve Analysis									
Section B 2021 Update											

WORK DETAILS 2020

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

ASPHALT 2020

	Vendor	Work Done	Cost
Glengreen	American Asphalt "Very professional and quality job at a fair price."		\$23,296
Meadowgreen #1	American Asphalt	All private roads replaced	\$163,000
Oak Island	Stripe and Seal		\$60,627

CONCRETE 2020

	Vendor	Work Done	Cost
Brookgreen	Navarette Concrete		\$5,435
Riven Rock	Broderick Gen'l Engineering "large company, very professional."	Replaced 11 sidewalk squares	\$11,000

PAINTING 2020

	Units	Vendor	Cost
Aspen Meadows	9	Wilfrid Horn	\$16,100
Oak Island	9	Wilfrid Horn	\$16,650
Pleasant Vista	28	Wilfrid Horn "Not the company it was-more focused on cost than quality."	\$86,800
Stone Creek	32	Wilfrid Horn "worked safely and respectfully in the first weeks of the pandemic lockdowns, and met owners' concerns and requests."	\$60,800

LANDSCAPE Misc. 2020

	Vendor	Work Done	Cost
Aspen Meadows	EOS	electrical work	\$620
Fairfield		replaced 800' of sound fence along Hwy12	\$174,000
The Meadows	Redwood Fence	replaced burned section of fences	
Orchard		Minor fence repair	\$2,000
Singing Brook		Thatching, aerating, weeding Juniper removal	\$8,450 \$4,450
Stone Creek	Wilfrid Horn	Repair 3 mailboxes	\$960

Trees and Plumbing & Irrigation Details on next page

WORK DETAILS 2020

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

TREES Misc. 2020

	Vendor	Work Done	Cost
Golf Court	Sandborn	6 trees, sized from med(Pistachio/Maple to lg.(Oak)	\$6,234
Orchard	Unique	Trim trees annually	\$3,600
Meadowcreek	Arborists That Climb "Professional, efficient, good safety practices, friendly owner."		\$5,800

PLUMBING & IRRIGATION 2020

	Vendor	Work Done	Cost
Golf Court	MGR Plumbing "Small company, 2 calls for poly domestic pipe repairs; prompt replies, very communicative with texting and phone calls."	Leak Repair	\$\$\$\$
Meadowgreen #1	Park Landscape "All repairs involved irrigation lines or sprinklers that failed."	Irrigation repair	\$730
Oak Vista	Fernandez Lndscpg "Promptly made repairs on request."	Repaired irrig.	\$3,520
Singing Brook	LanDesign "our system is old!"	Irrig. repair	\$3,950
Woodgreen 1	Economy Plumbing	Replace leaking pressure relief valve; remove back flow valve at street, install 2" nipple.	\$2,400

RESERVE STUDY 2020

Pleasant Vista	In-house	Performed by board member using proprietary software. current cost estimates from established vendors.
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