

# LOMAA

League of Oakmont Maintained Area Associations

## 2024 ANNUAL SURVEY



*The data supplied for this survey was compiled by LOMAA from input by each of the reporting sub HOAs*

**LOMAA  
ASPHALT STREETS 2024**

ASSOCIATION	DEV.	CONST.	Total Area	REPAVE	SEAL	OVERLAY	Contractor	Rate	Rating
		YEAR	Sq Ft	YEAR	YEAR	YEAR			
Aspen Meadows	6D	1974	65529	2005	2022				
Brookgreen	R4	1971							
Fairfield	20	1991	8900		2010				
Fallgreen #1	15	1966	5600	2021	2011				
Fallgreen #2	14	1970							
Glengreen	37	1963							
Golf Court	11G	1977	14460		2008	2003			
Meadowcreek	12B	1977	5000	2005	2001				
Meadowgreen # 1	6A		5000****	2008	2021				
Meadowgreen # 2			38536	1998	2009				
Meadowridge	12A								
Meas Oaks	12D	1979							
Mount Vista	14B	1979							
Oak Forest	7	73/79	65000	2022	1997	2013	Jim's Paving	1750	S
Oakgreen	109	1964							
Oak Island	109	1974	72000		2013				
Oak Leaf Isle #1	11A	1977			2024	2024	Gus Globe	18,517	S
Oak Vista	11H								
Orchard	23	2014							
Overlook	16B	1984	30275		2008		Stripe & Seal	1950	S
Pleasant Vista	9B	1991							
Pythian Court	15D2								
Quail Run	19,21	1996							
Riven Rock	17B	1987	15000		2022				
Rockgreen	120	1971	36750	2018	2012				
Singing Brook	17F	1989							
Singing Woods	91A								
Starry Knoll	20	1997							
Stone Creek	15B	1986	10152	2022	2012	2023			
Twin Lakes	14E	1984		2000					
Valley Green	5	1964							
Woodgreen #1	17	1969							
Woodgreen #2	1RR17	1977							

\*\*\*\* Section of Total Street

RATINGS:

- O Outstanding
- S Satisfactory
- P Poor

**LOMAA  
CONCRETE: WALKS-DRIVES-CURBS 2024**

ASSOCIATION	DEV.	CONST.	WALKS	DRIVES	CURBS		CON-		WORK
	No.	YEAR	S.F.	S.F.	L.F.	REPAIR	TRACTOR	RATING	2024
Aspen Meadows	6D	1974	32,000	20,000					
Brookgreen	R4	1971							
Fairfield	20	1991		130					
Fallgreen #1	15	1966	2,000	1,238	500				
Fallgreen #2	14	1970							
Glengreen	37	1963							
Golf Court	11G	1977							
Meadowcreek	12B	1977	6,800	1,000	1,200				
Meadowgreen # 1	6A								
Meadowgreen # 2									
Meadowridge	12A								
Meas Oaks	12D	1979							
Mount Vista	14B	1979				\$60,000	X	P	Driveways
Oak Forest	7	73/79	5,000						
Oakgreen	109	1964	5,500	1,235	1,100				
Oak Island	109	1974							
Oak Leaf Isle #1	11A	1977							
Oak Vista	11H								
Orchard	23	2014							
Overlook	16B	1984		26,326	4,000				
Pleasant Vista	9B	1991							
Pythian Court	15D2					\$1,988	Z	S	Repair Drives
Quail Run	19,21	1996							
Riven Rock	17B	1987	3,000	15,000	350				
Rockgreen	120	1971							
Singing Brook	17F	1989							
Singing Woods	91A								
Starry Knoll	20	1997							
Stone Creek	15B	1986	14,250	15,500	3,450				
Twin Lakes	14E	1984							
Valley Green	5	1964							
Woodgreen #1	17	1969							
Woodgreen #2	1RR17	1977							

**CONTRACTORS:**

- |    |    |                     |
|----|----|---------------------|
| A. | N. | MPL                 |
| B. | O. | P. CARMICHAEL       |
| C. | P. | Babson              |
| D. | Q. | Benward Co.         |
| E. | R. | Chas Whitten        |
| F. | S. | Del Grosso Design   |
| G. | T. | Stripe & Seal       |
| H. | U. | Roach               |
| I. | V. | Affordable Concrete |
| J. | W. | Jesse Gonzalez      |
| K. | X. | Richards Concrete   |
| L. | Y. | Gus Globe Paving    |
| M. | Z. | Ruiz Landscaping    |

**RATINGS:**

- |   |              |
|---|--------------|
| O | Outstanding  |
| S | Satisfactory |
| P | Poor         |

**LOMAA  
Arborists 2024**

ASSOCIATION	ARBORIST/SERVICES	RATING	2024 Funds Used		
			2024 Total Expense	OPERATING RESERVES	
Aspen Meadows	TreePro .	O	\$31,590	\$24,000	\$7,590
Brookgreen					
Fairfield	Second Nature Tree - Prune & Shape	O	\$5,000		\$5,000
Fallgreen #1					
Fallgreen #2					
Glengreen					
Golf Court	Ryan Hangstrom Arborists	S	\$5,000		
Meadowcreek	Sandborn, Barrigan Tree	O	\$14,100		
Meadowgreen I	Sandborn Tree	O	\$10,655	\$10,655	
Meadowgreen II	True North (Monarch in 2025?)	O	\$5,115	\$5,115	
Meadowridge					
Mesa Oaks					
Mount Vista	Vintage Tree Care, A&J Trimming	S	\$6,075	\$575	\$5,500
Oak Forest	Second Nature Tree	O	\$31,162	\$26,162	\$5,000
Oakgreen					
Oak Island	Vema Tree Service	O	\$6,700		\$6,700
Oak Leaf Isle #1	Slater's Tree Service	S	\$5,900	\$2,950	\$2,950
Oak Vista	Image Tree Service		\$2,430	\$2,430	
Orchard	Red Vino - Tree Pruning	O	\$4,500	\$4,500	
Overlook	TreePro, Fine Tree, Greenbett	O,S	\$5,105	\$5,105	
Pleasant Vista					
Pythian Court	Vema Tree Service	S	\$6,150	\$6,150	
Quail Run					
Riven Rock	Nieto landscape, Hodgkin & Sons		\$16,115	\$16,115	
Rockgreen					
Singing Brook					
Singing Woods					
Starry Knoll					
Stone Creek	Familia Chavez - Arborist on Staff	O	\$3,400	\$3,400	
Twin Lakes	Second Nature Tree - Tree Maint	O	\$12,000	\$12,000	
Valley Green					
Woodgreen #1					
Woodgreen #2					

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RATINGS:

- O Outstanding
- S Satisfactory
- P Poor

**LOMAA  
Landscape 2024**

ASSOCIATION	DEV. NO.	COMPANY	Fertiliz	Weed	Irrigate	HOW LONG	Performance	2024 UNIT/MTH
							2024	
Aspen Meadows	6D	PLM	N	N	N	7 yr	SP	\$76.48
Brookgreen	R4							
Fairfield	20	Fernandez Landscape	N	N	N	2 yr	O	\$64.58
Fallgreen #1	15	Park Landscape Maintenance	Y	Y	Y	6 yr	S	\$82.00
Fallgreen #2	14							
Glengreen	37							
Golf Court	11G	Park Landscape	N	N	N	3 yr	O	\$43.00
Meadowcreek	12B	Park Landscape	N	Y	Y	1.5 yr	S	\$81.00
Meadowgreen #1	6A	Unique Landscape Mgmt	Y	Y	Y	3 yr	O	\$51.00
Meadowgreen #2	6C	Red Vino				2.5	S	\$55.00
Meadowridge	12A	B E Bird		Y		2.5 yr	O	\$99.31
Mesa Oaks	12D							
Mount Vista	14B	Fernandez Landscape		Y	Y	4-5 yr	S	\$54.00
Oak Forest	7	Fernandez Landscape		Y	Y	3 yr	O	\$64.54
Oakgreen	109							
Oak Island	109	Fernandez Landscape	Y	Y	Y	5 yr	O	\$52.11
Oak Leaf Isle #1	11A	BP Maint				5+ yr	S	\$76.92
Oak Vista	11H	Fernandez Landscape	Y	Y	Y	5+ yr	S	\$67.00
Orchard	23	Red Vino	Y	Y	Y	2 yr	O	\$43.50
Overlook	16B	Fernandez Landscape	Y	Y	Y	3 yr	SO	\$80.00
Pleasant Vista	9B							
Pythian Court	15D2	Ruiz Landscaping	Y	Y	Y	2 yr	S	\$73.00
Quail Run	19,21							
Riven Rock	17B	Unique Landscaping	Y	Y	Y	4 yr	S	\$80.65
Rockgreen	120							
Singing Brook	17F							
Singing Woods	91A							
Starry Knoll	20							
Stone Creek	15B	Fernandez Landscape	Y	Y		2 yr	S	\$76.00
Twin Lakes	14E	Fernandez Landscape	Y	Y	Y	15+ yr	O	\$67.83
Valley Green	5							
Woodgreen #1	17							
Woodgreen #2	1RR17							

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**RATINGS:**

- O Outstanding
- SO Very Satisfactory
- S Satisfactory
- P Poor
- SP Sub-Par

**LOMAA  
Insurance 2024**

ASSOCIATION	DEV. NO.	No. Units	HOA		COMPANY	Continued from 2023?	Master	
			Master Policy with Liability and DO	Liability and DO Only			Average Per Unit 2024	Other insurance
Aspen Meadows	6D	77	Y		Farmers	Y	\$805	\$14.52
Brookgreen	R4	39						
Fairfield	20	24	Y		Farmers	Y	\$1,273	
Fallgreen #1	15	8	N	Y				\$375
Fallgreen #2	14	9						
Glengreen	37	21						
Golf Court	11G	19	Y		Farmers	Y	\$1,224	
Meadowcreek	12B	24	Y		Farmers	Y		
Meadowgreen #1	6A	44	Y		Farmers	Y	\$1,054	
Meadowgreen #2	6C	47	N	Y				\$161
Meadowridge	12A	29						
Mesa Oaks	12D	40						
Mount Vista	14B	50	N	Y				\$200
Oak Forest	7	43	N	Y				\$185
Oakgreen	109	27						
Oak Island	109	71	N	Y	US LIABILITY INS.			\$185
Oak Leaf Isle #1	11A	28	Y		Farmers	Y	\$2,107	
Oak Vista	11H	41	Y		Farmers	Y	\$1,439	
Orchard	23	55	Y		Travelers	Y	\$516	
Overlook	16B	32	Y		Farmers	Y	\$1,258	
Pleasant Vista	9B	28						
Pythian Court	15D2	15	N	Y	State Farm			\$108
Quail Run	19,21	61						
Riven Rock	17B	31	Y		Farmers	Y	\$1,082	
Rockgreen	120	44						
Singing Brook	17F	49						
Singing Woods	91A	35						
Starry Knoll	20	42						
Stone Creek	15B	33	Y		Farmers	Y	\$9,242	
Twin Lakes	14E	92	Y		Travelers	Y		
Valley Green	5	29						
Woodgreen #1	17	8						
Woodgreen #2	1RR17	37						

**LOMAA  
PAINTING CONTRACTS 2024**

ASSOCIATION	DEV. NO.	No. Units	Sgl	Du-plex	Tri-plex	4 -plex	Cycle Years	Units Pted	Unit Cost	Last Pted	Painter	Rating	WORK 2024
Aspen Meadows	6D	77	33	6	4	5	8	14	2200	2024	Airhorn	O	\$30,800
Brookgreen	R4	39	6		11		6	1					
Fairfield	20	24	12	12			9	24	2800	2024	Airhorn	O	\$67,200
Fallgreen #1	15	8	5		1		8	8			Darling	O	
Falgreen #2		9											
Gleengreen		21											
Golf Court	11G	19	13		2		5	19		2006			
Meadowcreek	12B	24	12		4		6	24		2016			
Meadowgreen#1	6A	44	13	8	5		6	44		2023			
Meadowgreen#2	6C	47	25	5	4		7	47	2391	2024	Airhorn	O	\$112,400
Meadowridge	12A	29	23		2		8	29		2017			
Meas Oaks	12D	40	28	6			6	39		2009			
Mount Vista	14B	50	15	4	5	3	10	50	\$2,100	2024	Airhorn	S	\$105,000
Oak Forest	7	43	3	12	4	1	5	11	\$5,473	2024	Miranda	O	\$60,200
Oakgreen	109	27	27					15		2015			
Oak Island	109	71	56		5		6	8	\$2,500	2024	Airhorn	O	\$20,000
Oak Leaf Isle #1	11A	28	19		3		6	26	\$1,777	2024	Airhorn	S	\$46,200
Oak Vista	11H	41	15	2	6	1	7	41	\$3,412	2024	CAI Pro	O	\$139,875
Orchard	23	55						11.5	\$3,113	2024	Airhorn	S	\$35,800
Overlook	16B	32	5	8	1	2	8	31		2011			
Pleasant Vista	9B	28	28				8	28		2011			
Pythian Court	15D2	15	12		1		10	15		2023			
Quail Run	19,21	61					6	32		2022			
Riven Rock	17B	31	19	6			8	31		2023			
Rockgreen	120	44	15	1	9		8	44		2015			
Singing Brook	17F	49	37	6			8	49		2015			
Singing Woods	91A	35	19	8			6	35		2016			
Starry Knoll	20	42					6	42		2019			
Stone Creek	15B	33	27	3			8	32		2020			
Twin Lakes	14E	92	49	2	13		6	92		2024	Airhorn	O	
Valley Green	5	29	1	5	6		7	29		2017			
Woodgreen #1	17	8											
Woodgreen #2	1RR17	37	5	0	4	5	6	37		2012			

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RATINGS:

O Outstanding  
S Satisfactory  
P Poor

**LOMAA  
Plumbing/Irrigation Repairs - 2024**

<b>ASSOCIATION</b>	<b>DEV. NO.</b>	<b>No. Units</b>	<b>PLUMBING &amp; IRRIGATION DRAINAGE &amp; MISC</b>	<b>VENDOR</b>	<b>RATING</b>
Aspen Meadows	6D	77		PLM - Included in Landscape	
Brookgreen	R4	39			
Fairfield	20	24	\$1,400	Fernandez Landscape	S
Fallgreen #1	15	8	\$940	Park Landscaping	S
Fallgreen #2	14	9			
Glengreen	37	21			
Golf Court	11G	19			
Meadowcreek	12B	24	\$170	Park Landscaping	
Meadowgreen #1	6A	44	\$1,500	Unique Landscape - See Details	O
Meadowgreen #2	6C	47	\$14,100	Red Vino	S
Meadowridge	12A	29			
Mesa Oaks	12D	40			
Mount Vista	14B	50	\$6,635	Fernandez Landscape	S
Oak Forest	7	43	\$2,825	Fernandez Landscape	O
Oakgreen	109	27			
Oak Island	109	71	\$6,600	Fernandez Landscape	O
Oak Leaf Isle #1	11A	28		BP Maintenance & Others	
Oak Vista	11H	41	\$2,000	Fernandez Landscape	S
Orchard	23	55	\$3,907	Red Vino	S
Overlook	16B	32	\$5,150	Fernandez / Rooterman	S
Pleasant Vista	9B	28			
Pythian Court	15D2	15	\$13,092	Ruiz Landscaping	S
Quail Run	19,21	61			
Riven Rock	17B	31	\$9,917	Bodie Castle	O
Rockgreen	120	44			
Singing Brook	17F	49			
Singing Woods	91A	35			
Starry Knoll	20	42			
Stone Creek	15B	33		Fernandez as needed	
Twin Lakes	14E	92		Fernandez	S
Valley Green	5	29			
Woodgreen #1	17	8			
Woodgreen #2	1RR17	37			

**RATINGS:**

O Outstanding  
S Satisfactory  
P Poor

**LOMAA  
Reserve Information 2024**

ASSOCIATION	DEV. NO.	No. Units	Reserve Study			2024	
			Firm	Year	Cost	BUDGETED	% Funded
Aspen Meadows	6D	77	RAC	2023	\$895	\$68,470	80
Brookgreen	R4	39	RAC	2019	\$875		
Fairfield	20	24	RAC	2023	\$995	\$22,518	63
Fallgreen #1	15	8	RAC	2022	\$895	\$9,650	71
Fallgreen #2	14	9	RAC	2021	\$800		
Glengreen	37	21	RAC	2021	\$850		
Golf Court	11G	19	RAC	2023	\$800		62
Meadowcreek	12B	24	RAC	2021	\$850		100
Meadowgreen #1	6A	44	RAC	2024		\$52,560	100
Meadowgreen #2	6C	47	Assoc. Reserves	2023	\$600	\$80,770	76
Meadowridge	12A	29	RAC	2020			
Mesa Oaks	12D	40	RAC	2015	\$1,445		
Mount Vista	14B	50	ARA	2024			130
Oak Forest	7	43	RAC	2021	\$1,000	\$72,114	
Oakgreen	109	27	RAC	2019			
Oak Island	109	71	RAC	2023	\$750	\$79,216	58
Oak Leaf Isle #1	11A	28	RAC			\$27,500	
Oak Vista	11H	41	RAC	2023	\$900	\$15,276	100
Orchard	23	55	RAC	2023	\$995	\$34,000	100
Overlook	16B	32	RAC	2024		\$85,000?	29.5
Pleasant Vista	9B	28	Board member		\$0		
Pythian Court	15D2	15	RAC	2023	\$900	0?	10
Quail Run	19,21	61	LLC	2023			
Riven Rock	17B	31	Kelley	2024	\$900	\$22,250	79
Rockgreen	120	44	ARA	2024			
Singing Brook	17F	49	LLC	2022	\$950		
Singing Woods	91A	35	Assoc. Reserves	2022	\$1,250		
Starry Knoll	20	42	ARA	2020	\$1,200		
Stone Creek	15B	33	RAC	2023	\$895		69
Twin Lakes	14E	92	Assoc. Reserves	2024			
Valley Green	5	29	RAC	2019			
Woodgreen #1	17	8					
Woodgreen #2	1RR17	37	RAC	2019			

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FIRMS

RAC Reserve Analysis Consulting

BRG Browning Reserve Group

ARA Applied Reserve Analysis

**LOMAA  
MONTHLY ASSESSMENT 2024**

ASSOCIATION	Units	YEAR	INCLUDED IN ASSESSMENT?			MONTHLY ASSESSMENT	
			HOA Fire Ins	House Water	ASPHALT	2024	2025
Aspen Meadows	77	1975	YES	YES	YES	\$376	\$376
Brookgreen	39	1971					
Fairfield	24	1994	YES	NO	YES	\$265	\$275
Fallgreen #1	8	1968	YES	YES	YES	\$355	\$355
Fallgreen #2	9	1970					
Glengreen	21	1965					
Golf Court	19	1976	NO	YES	YES	\$320	
Meadowcreek	24	1976	NO	YES	YES	\$300	\$300
Meadowgreen #1	44		YES	YES	YES	\$300	\$300
Meadowgreen #2	47	1973	NO	YES	YES	\$387	\$387
Meadowridge	29	1977	NO	NO	YES	\$308	\$320
Mesa Oaks	40	1979					
Mount Vista	50	1979	NO	NO	NO	\$240	\$240
				YES (Multiplex)		\$300	\$300
Oak Forest	43	1973	NO	YES	YES	\$383	\$368
Oakgreen	27	1964					
Oak Island	71	1974	NO	YES	YES	\$275	\$275
Oak Leaf Isle #1	28	1978	YES	YES	YES	\$275	\$305
Oak Vista	41		NO	YES	YES	\$260	\$260
Orchard	55	2014	YES	NO	YES	\$215	\$210
Overlook	32	1984	NO	NO	YES	\$296	\$305
Pleasant Vista	28	1992					
Pythian Court	15		NO	NO	NO	\$250	\$250
Quail Run	61	1996					
Riven Rock	31	1987	NO	NO	YES	\$327	\$332
Rockgreen	44	1971					
Singing Brook	49	1989					
Singing Woods	35						
Starry Knoll	42	1997					
Stone Creek	33	1987		YES	YES	\$321	\$321
Twin Lakes	92	1984	YES	YES		\$282	\$282
Valley Green	29	1965					
Woodgreen #1	8	1969					
Woodgreen #2	37	1977					

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**HOA Insurance Included in Dues needs to be better defined so undependable information**

**LOMAA  
MANAGEMENT 2024**

ASSOCIATION	DEV. NO.	No. Units	COMPANY	SERVICE	RATING	HOW LONG?	MONTHLY COST
Aspen Meadows	6D	77	PAS	Full	S	7 +	\$1,100
Brookgreen	R4	39					
Fairfield	20	24	PAS	Full	S	7+	\$554
Fallgreen #1	15	8	PAS	Full	P	7	\$177
Fallgreen #2	14	9					
Glengreen	37	21					
Golf Court	11G	19					
Meadowcreek	12B	24	Grapevine	Accounting	S	7	\$462
Meadowgreen #1	6A	44	PAS	Accounting	S	8	\$615
Meadowgreen #2	6C	47	PAS	Full	S	7	\$977
Meadowridge	12A	29					
Mesa Oaks	12D	40					
Mount Vista	14B	50	CIMS	Accounting	N	3	\$690
Oak Forest	7	43	PAS	Full	TS	5+	\$969
Oakgreen	109	27					
Oak Island	109	71	PAS	Full	S	4	\$925
Oak Leaf Isle #1	11A	28	PAS	Full	TS	5	\$400
Oak Vista	11H	41	Grapevine	Accounting	S	5	
Orchard	23	55	PAS	Full	S	12+	\$1,272
Overlook	16B	32	PAS	Accounting	S		\$500
Pleasant Vista	9B	28					
Pythian Court	15D2	15	PAS	Full	S	10+	\$348
Quail Run	19,21	61					
Riven Rock	17B	31	PAS	Full	S	15+	\$696
Rockgreen	120	44					
Singing Brook	17F	49					
Singing Woods	91A	35					
Starry Knoll	20	42					
Stone Creek	15B	33	PAS	Full	S	5	\$658
Twin Lakes	14E	92	PAS	Accounting	S	10 + Yrs	\$1,286
Valley Green	5	29					
Woodgreen #1	17	8					
Woodgreen #2	1RR17	37					

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RATINGS:

O Outstanding  
 TS Totally Satisfied  
 S Satisfactory  
 N Neutral  
 P Poor

**LOMAA  
FIREWISE 2024**

<b>ASSOCIATION</b>	<b>DEV NO</b>	<b>No. Units</b>	<b>2024 Work/planning</b>	<b>Requested Firewise Inspection</b>	<b>Met Firewise Policy?</b>	<b>Firewise Budget</b>
Aspen Meadows	6D	77	Working toward full firewise compliance.	Y		Y
Brookgreen	R4	39				
Fairfield	20	24		N		
Fallgreen #1	15	8		Y	Y	N
Fallgreen #2	14	9				
Glengreen	37	21				
Golf Court	11G	19				
Meadowcreek	12B	24		N	Mostly	N
Meadowgreen #1	6A	44		N	Y	Y
Meadowgreen #2	6C	47		Y		N
Meadowridge	12A	29		Y	Y	Y
Mesa Oaks	12D	40				
Mount Vista	14B	50		Y	In Progress	Y
Oak Forest	7	43		N	Y	Y
Oakgreen	109	27				
Oak Island	109	71		Y	Y	Y
Oak Leaf Isle #1	11A	28		Y	N	Y
Oak Vista	11H	41		N	N	N
Orchard	23	55		N	Y	Y
Overlook	16B	32			Y	Y
Pleasant Vista	9B	28				
Pythian Court	15D2	15		Y	Y	Y
Quail Run	19,21	61				
Riven Rock	17B	31		Y	Y	Y
Rockgreen	120	44				
Singing Brook	17F	49				
Singing Woods	91A	35				
Starry Knoll	20	42				
Stone Creek	15B	33	Working on firewise policy	N	N	N
Twin Lakes	14E	92		N	Y	Y
Valley Green	5	29				
Woodgreen #1	17	8				
Woodgreen #2	1RR17	37				

**LOMAA  
WATER MANAGEMENT 2024**

<b>ASSOCIATION</b>	<b>DEV NO.</b>	<b>No. Units</b>	<b>2024 Work and/or AB 1572 planning</b>	<b>RESERVES?</b>
Aspen Meadows	6D	77	Rock installed at several units	
Brookgreen	R4	39		
Fairfield	20	24		
Fallgreen #1	15	8	Plan for limited irrigation of plants, turf elimination if required.	Y
Fallgreen #2	14	9		
Glengreen	37	21		
Golf Court	11G	19	Continued to monitor irrigation controllers and water usage. Monitoring home water usage vs limit. Saved several thousand (\$10K) per year for irrigation. Not in favor of turf removal.	N
Meadowcreek	12B	24	Nothing at this time	
Meadowgreen #1	6A	44	Upgraded sprinkler heads. Planning to meet AB 1572 deadlines. Removing older plants and addressing perimeter concerns	Y
Meadowgreen #2	6C	47	Have used City's Cash for Grass program multiple years; have 5 lawns and few common areas	Y
Meadowridge	12A	29	One homeowner is replacing turf. Pending disposition of AB1572 water usage issue.	Y
Mesa Oaks	12D	40		
Mount Vista	14B	50	Removing 12000 sq ft of turf in 2025. Will need to increase dues or require an assessment.	
Oak Forest	7	43	Participated in cash for grass to remove all turf.	
Oakgreen	109	27		
Oak Island	109	71	Turf removal and reminded owners to restrict water usage.	Y
Oak Leaf Isle #1	11A	28	Replaced inefficient sprinklers and reduced irrigation days. Considering how best to implement Large Landscape Audit results by City of SR including non-functional turf removal. High priority with Board	TBD
Oak Vista	11H	41	Possible cash for grass. On 2025 agendas.	N
Orchard	23	55	Modernized controllers, annual system inspection and routine maintenance	N
Overlook	16B	32	Increased drip system	
Pleasant Vista	9B	28		
Pythian Court	15D2	15	Removed irrigation hoses not in use. Replaced some emitters	N
Quail Run	19,21	61		

Riven Rock	17B	31	Engaged a Landscape design company to prepare plans for entire sub area common turf. Completed a small turf removal project in 2024 (\$31,800). Considerable funds expended in 2023, 2024, 2025 to repair irrigation system for efficient water use. Future funding source not yet defined;guesstimate is \$250K	N
Rockgreen	120	44		
Singing Brook	17F	49		
Singing Woods	91A	35		
Starry Knoll	20	42		
Stone Creek	15B	33	Have been meeting over past 3 years to discuss ways to reduce water usage.Still figuring our costs fr AB1572; money from reserves or may need to do an assessment.	N
Twin Lakes	14E	92	Used cash for grass. Removed 20000 sq ft of turf over 3 years.	Y
Valley Green	5	29		
Woodgreen #1	17	8		
Woodgreen #2	1RR17	37		

**LOMAA  
OTHER - 2024**

<b>ASSOCIATION</b>	<b>Other Work in 2024</b>	<b>Rentals</b>	<b>Rent Restrict?</b>	<b>Corp?</b>	<b>GDM Update</b>	<b>Annual Meeting</b>
Aspen Meadows	Upgraded entry sign.	19	Y	Y	Bylaws 2016 Policies 2017	Apr
Brookgreen						
Fairfield	Creek weed abatement	1	N	N	CCR/Bylaw 1992	
Fallgreen #1	Emergency drainage work by Park Landscape in common areas \$7900	2	N	Y	2017; working to restate CCR&Bylaw	Oct
Fallgreen #2						
Glengreen						
Golf Court		3	N	N	2024	Apr
Meadowcreek		1	N	N		May
Meadowgreen #1	Five triplex garbage enclosures	9	N	Y		Mar
Meadowgreen #2	Fences, Retaining Walls, Street Lights, Signage, Creek Repairs; \$800K-1M		N	N	Policies 2023	Mar
Meadowridge		5	N	Y	CCRs, Bylaws 2025	July
Mesa Oaks						
Mount Vista		10	Y	N	CCR Amendment in 2025	May
Oak Forest		7	N	Y	CCRs 2022, Policies 2024	Mar
Oakgreen						
Oak Island		15	N	N	CCRs, Policies 2020, Bylaws 2022	May
Oak Leaf Isle #1		7	N	Y	CCRs, Bylaws, Policies probably 2025	Dec
Oak Vista		8	Y		CCRs and Bylaws 2023	
Orchard			N	Y	CCR 2015, Bylaws 2005	Nov
Overlook	Light Pole /fixture \$3650	2	Y	Y	2024	Jun
Pleasant Vista						
Pythian Court		4		Y	CCRs 2022	Dec
Quail Run						
Riven Rock		5	N	N	Policies 2025	Apr
Rockgreen						
Singing Brook						
Singing Woods						
Starry Knoll						
Stone Creek	Major water leaks repair and French drain installed	3	Y	N	CCRs, Bylaws, Policies 2025	Apr
Twin Lakes				Y	CCRs, Bylaws in 2023	Apr
Valley Green						
Woodgreen #1						
Woodgreen #2						
33						