

League of Oakmont Maintained Area Associations (LOMAA)

Quarterly Report – November 18, 2025

1. Executive Summary

LOMAA continues to expand participation among the 33 target sub-HOAs in Oakmont through monthly and quarterly TECO (The Echo Club at Oakmont) meetings.

The transition of the stand-alone LOMAA website to the OVA website is complete, and the Oakmont Communication Hub is now being used to publicize meetings and share information of interest to sub-HOAs. Thank you to Trace Hernandez and Crissi Langwell.

Primary concerns among member associations include:

- Rising fire insurance costs and limited availability
- Firewise compliance
- Compliance with state legislation on irrigation of turf in common areas

The LOMAA Board continues to address these issues through education, resource sharing, and collaboration with OVA and local partners.

2. Membership and Participation

- Target Membership: 33 sub-HOAs (representing 38% of OVA)
- Current Participation: Increased from 33% to between 42–61% across meetings

3. Projects and Initiatives

- Completed migration of the LOMAA website into the OVA website to improve visibility and accessibility.
- TECO presented a July Bootcamp for new and interested Board Members as well as a meeting on Reserves Management in September.
- Completed the 2024 Annual LOMAA Survey (58% response rate) to collect data on costs, contractors, and satisfaction ratings. This data is used for information sharing among the Associations and for future LOMAA planning.

Key Learnings:

- Tree maintenance was a significant expense, with a total of \$200K in arborist services reported
- Average landscaping costs: \$69 per unit.
- Majority of associations continue to offer Master Fire Insurance.
- Average monthly dues: \$299 (2024) → \$308 (2025); dues may include domestic and irrigation water costs, regular home painting, landscape maintenance and insurance premiums.

- 16 of 19 reporting associations use Professional Association Services (PAS) for property management.
- Most sub-HOAs are investing in Firewise and water reduction efforts.

Regulatory Focus:

AB1572 (Effective 1/1/2029) prohibits the use of potable water for irrigating nonfunctional turf in HOA common areas.

- LOMAA has engaged with the City of Santa Rosa Water Use Efficiency Team (the City), completed a site tour, and hosted a presentation.
 - The City is currently updating code to reflect requirements in the law; enforcement will probably be owned by the code team but has not been fully defined.
 - The City has asked for clarification from the State Water Resource Board on whether residential front lawns in HOAs will be considered functional and excluded from requirements; an answer is expected in Q2 next year.
 - Turf under trees has been deemed to be non-functional and cannot be irrigated with potable water although the tree may continue to be watered; City recommends consultation with arborist on potential impact to trees.
 - The sub-HOA Boards will certify compliance with the law by 2031; compliance form to be determined.
 - A three-year extension for hardship will be available—it is expected the form will be available in 2027 from the local enforcement agency.
 - The law does not require turf removal; however, long term, the Associations should plan for replacement.
 - The City offers a \$1.00 square foot turf replacement rebate under their current Cash for Grass program. The program is expected to end for sub-HOAs on 1/1/2029.
 - The Oakmont sub-HOAs need to define which turf is functional; there may be exclusions where removal of turf creates a safety issue such as fire prevention.

- Completed turf inventory for approximately 60% of sub-HOAs with a total of 976,517 sq feet of total turf. If all reported turf was replaced at \$6.75/sq feet, the estimated cost would be \$6,591,490.

LOMAA will continue to focus on education, planning and mitigation. LOMAA urges OVA to engage with our effort to minimize any negative impact to Oakmont aesthetics and value.

4. Community Engagement

Plans for 2026 include:

- Continued education through TECO presentations
- Exploring opportunities for collaboration with the OVA Architectural Committee and local realtors.
- Exploring participation in new resident welcome events.

5. Challenges and Concerns

- Limited volunteer participation remains an ongoing challenge.
- Rising insurance, Firewise requirements and AB1572 action require continued collaboration and advocacy.

6. Next Steps

- AB1572 Planning: Continue education, planning and mitigation efforts. Working with the OVA Architectural Committee, develop landscape design templates and plant lists for common configurations of turf that may need to be replaced. Pursue avenues to reduce compliance requirements.
- TECO Presentation: Schedule for 12/17/25 – Legal Challenges for sub-HOAs
- Survey Improvement: Enhance participation and data depth for next annual survey
- Create 2026 Calendar