

# League of Oakmont Maintained Area Associations (LOMAA)

Quarterly Report – April 21, 2026

## 1. Executive Summary

The primary concerns among member associations include:

- Rising fire insurance costs and limited availability
- Firewise compliance – zone 0
- 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: Continue to have good participation at TECO and LOMAA meetings

## 3. Projects and Initiatives

- Fire Insurance: TECO meeting on 3/18/26 focused on Fire Insurance with guest speakers on Navigating the Fire Insurance Market and Dated Electrical Panels (Zinsco and others). Twelve of the 18 sub-HOAs reporting in 2024 still had Master Fire Insurance Policies. The focus of those HOAs is now working with their homeowners to replace outdated electrical panels that may cause insurance cancellation. The cost of the panel replacements is estimated at \$2000-4000 per home.
- Firewise: Keeping in touch with the AC and Firewise Committee chair on any changes to City or State requirements on clearing plant material from 0-5 feet zone. HOAs are responding to insurance requirements to clear zone zero as needed.
- Turf Irrigation: AB1572 (Effective 1/1/2029) prohibits the use of potable water for irrigating nonfunctional turf in HOA common areas.

2/2026 – Sent a letter from OVA and LOMAA to the CA State Water Resources Control Board (CSWRCB) requesting that Oakmont sub-HOAs be exempted from AB1572 requirements or receive a three year extension. The letter focused on three primary issues:

- Without a clearer understanding of what the CSWRCB will consider functional turf under the law, LOMAA has assumed that all turf in common areas is non-functional and will need to be converted in the future. The economic impact to sub-HOAs to convert over 1 million square feet of turf will create a hardship for a senior community, many who are on fixed incomes.

- Although AB1572 does not require turf conversion, since Oakmont lies entirely within a CALFIRE severe or high fire zone, the danger of loss by wildfire would be increased if the turf was not irrigated.
- Since Oakmont sub-HOAs are integrated into a community that also includes owner maintained homes (exempted from AB1572 requirements), the law creates a concern about parity in costs to HOAs and impacts to property values.

The final compliance requirements from the CSWRCB are due by 7/1/2026.

#### **4. Community Engagement**

Plans for 2026 include:

- Continued education through TECO presentations
- Exploring opportunities for collaboration with the OVA Architectural Committee and local realtors. TECO meeting in June focused on Real Estate Transactions in Sub-HOAs
- Exploring participation in new resident welcome events.

#### **5. Challenges and Concerns**

- Limited volunteer participation remains an ongoing challenge; TECO Meeting in September open to all sub-HOA homeowners regarding why and how to become a board member.
- Insurance market, Firewise requirements and AB1572 action require continued collaboration and advocacy.

#### **6. Next Steps**

- AB1572 – waiting on CSCWRCB compliance requirements due 7/1/26
  - 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.
- Quarterly TECO Presentations: 6/2026, 9/2026, 12/2026
- TECO Bootcamp: 7/15/2026
- 2025 LOMAA Survey
- Need OVA/LOMAA Liaison for 2026