



Welcome to Rockgreen Golf Island

We're glad you have chosen to make Rockgreen your new home. Rockgreen Golf Island is a 44-home neighborhood withing the larger Oakmont Village Community. This short guide highlights the information that new homeowners find most helpful.

OAKMONT VILLAGE ASSOCIATION

Rockgreen is a sub-HOA under the Oakmont Village Association (OVA), which owns and maintains the recreational facilities in our community. You will be billed separately for OVA dues. To find OVA resources, activities, clubs and more, register at: www.oakmontvillage.com

The Rockgreen CC&Rs describe the authority, roles, and responsibilities of both the OVA Board of Directors (Sections 1 through 6), and the Rockgreen Board of Governors (Sections 7 through 15).

ROCKGREEN BOARD of GOVERNORS

All property beyond the eaves of the individual homes, including our road, is "common area" jointly owned by the 44 homeowners. A three-person Board of Governors, made up of your fellow homeowners, is responsible for managing the HOA, including fiscal management, Hazard insurance on all dwellings, and maintenance of the common area.

YOUR CURRENT BOARD of GOVERNORS

- Robin Briskin – 322 Rockgreen (310) 463-3499
- Kurt Westerman – 312 Rockgreen (615) 801-2731
- Vacant

PROPERTY MANAGEMENT COMPANY

The Board is assisted by a Property Management Company. Our Manager is Susan Hoffman at Professional Association Services – (707) 539-5810

ABOUT OUR NEIGHBORHOOD

HOA Website: <https://app.pilera.com/index.php/login>

2026 Dues: Rockgreen - \$275; OVA \$134

Board Meetings: Owners are notified of meeting dates via email and a sign posted at the entrance to the neighborhood.

Landscape Contractor – True North

MAINTENANCE ISSUES

If you notice irrigation leaks, landscape damage, tree concerns, or other issues in the common area, please report them to PAS. *Please don't direct the activity of contractors working in the community as they have contractual obligations that they must meet.*

BEFORE YOU START A PROJECT

Any modification to the exterior of your home or the land around it requires approval from both the Rockgreen Board and the OVA Architectural Committee. This includes:

- Landscaping, trees, sprinklers, patios
- Windows, doors, paint, fences
- Solar panels, generators, and more

Architectural Committee request forms are available on the OVA website, along with guidance and restrictions on what can be done.

INSURANCE MATTERS

The Rockgreen HOA carries a master hazard insurance policy for all homes. You will be billed for your portion of the insurance premium by PAS. Every homeowner must also carry an HO6 or similar policy with at least \$25,000 of liability coverage to cover the master policy deductible if you have an "at fault" claim.

RENTAL UNIT RESTRICTIONS

Rockgreen has a restriction on the number of units that can be rented. You must notify the Board if you want to rent your home. There is currently a waiting list.

EXCLUSIVE USE COMMON AREA

All homes have exclusive use of a designated portion of the common area. This provides each resident with a private space to enjoy. Within the EUCA, owners are responsible for maintenance of their patio areas, including any patio enclosures or awnings. The HOA maintains the rest of the EUCA and still owns the property, so no changes may be made without Rockgreen Board and OVA approval.

BE A GOOD NEIGHBOR

- Observe the speed limit
- Pick up after pets and keep leashed
- Do not smoke inside multi-family units or on common property
- Garbage pickup is on Thursdays
- Be considerate of noise
- Read the CC&Rs and all operating rules and follow them at all times

BE PREPARED:

Register for **SoCo Alerts**:

<https://socoemergency.org/> **Earthquake** Alerts

Know your evacuation zone: Oakmont North

Note: This document is provided for informational purposes only. Accuracy is not guaranteed, as information may change. The Rockgreen CC&Rs and Operating Rules shall take precedence over anything in this document.