League of Oakmont Maintained Area Associations (LOMAA)

Quarterly Report to the OVA Board

October 20, 2026

1. Executive Summary

LOMAA continues to support Oakmont's 33 maintained-area sub-HOAs through education, information sharing, practical resources, and collaboration with OVA and community partners.

The primary concerns facing sub-HOA boards remain:

- Rising wildfire insurance costs, reduced availability of coverage, and potential additional mitigation requirements, including home hardening.
- Evolving Firewise recommendations and potential mandatory, recommended, and insurance-driven Zone 0 requirements.
- Compliance with California AB 1572 regarding irrigation of nonfunctional turf in HOA common areas.

On October 1, 2026, the State Water Resources Control Board approved LOMAA and OVA's request for a three-year postponement of the AB 1572 compliance deadline, extending the deadline for the covered Oakmont property to January 1, 2032. The extension provides additional time for planning and implementation, although other applicable state and local water requirements remain in effect.

During 2026, LOMAA completed its annual sub-HOA survey, developed a customizable new-resident Welcome Letter template, and provided educational programs addressing governance, wildfire preparedness, and other issues affecting sub-HOAs. Participation has remained stable, with 88% of sub-HOAs attending at least one meeting. Meeting materials and recordings are distributed to all associations.

Looking ahead to 2027, LOMAA is considering a practical workshop to help sub-HOA boards plan for competing regulatory, wildfire safety, maintenance, and financial priorities. The workshop would focus on coordinating AB 1572 compliance, required and recommended Zone 0 landscape mitigation, potential insurance-driven landscape requirements, and ongoing maintenance obligations within limited budgets and reserve resources.

As the responsibilities of sub-HOA boards become increasingly complex, LOMAA recognizes the importance of clarifying how its educational and information-sharing role can complement professional property management services.

LOMAA also plans to introduce ECHO Our Town as an additional forum for discussion, sharing experiences, and collaboration among sub-HOA boards.

2. Membership and Participation

- **Target Membership:** 33 maintained-area sub-HOAs, representing approximately 38% of OVA members.
- **Participation:** Attendance at LOMAA’s 2026 educational programs has remained stable, averaging approximately 48% of associations per meeting. Twenty-nine of the 33 associations (88%) attended at least one meeting.
- **Information Sharing:** Minutes, presentation materials, and recordings are distributed to all sub-HOAs, ensuring access to educational resources regardless of attendance.
- **Community Collaboration:** LOMAA programs have also engaged property managers, real estate professionals, OVA directors, and representatives of the Firewise and MYN task forces and OVA Architectural Committee.

3. Activities and Updates

August LOMAA Meeting — New Resident Education

- Follow-up discussion on real estate transactions and the role of sub-HOAs in educating new owners and renters.
- Developed a customizable Welcome Letter template using examples provided by member associations.

- Pleasant Vista used the template to prepare a one-page welcome letter and reported positive feedback on its content and ease of use.

October LOMAA Meeting — Wildfire Preparedness, MYN, and OVA Policies

Iris Harrell, Firewise Task Force Chair, presented information on:

- City of Santa Rosa's anticipated 2027 inspections relating to wildfire mitigation requirements in the Wildland-Urban Interface (WUI).
- Potential wildfire mitigation requirements imposed by insurers beyond state and local standards.
- The Firewise recognition program.

Katy Carrel, MYN Task Force Chair, discussed the purpose and value of the Meet Your Neighbors program.

- Ten sub-HOAs have 100% MYN coverage, ten have partial coverage, and thirteen have no representation.
- MYN plans to encourage additional participation through presentations and practical action items.

Jeff Neuman, OVA Director, participated in discussion and received feedback regarding proposed OVA Architectural Committee landscaping policy changes and refuse container storage policies.

September TECO Educational Meeting — Board Recruitment

- Presented *Why and How to Become a Sub-HOA Board Member*.
- Invited sub-HOA homeowners through Oakmont News articles and communications from sub-HOA boards.
- Approximately eight non-board members attended.

AB 1572 — Turf Irrigation

- On October 1, 2026, the State Water Resources Control Board approved LOMAA and OVA's request for a three-year postponement of the January 1, 2029 deadline for ceasing potable water irrigation of nonfunctional turf on the covered Oakmont property.
- The extension provides additional time for sub-HOAs to evaluate alternatives, address wildfire safety and financial considerations, and plan improvements.
- LOMAA is following up with the City of Santa Rosa to clarify how the extension will be recognized and implemented in conjunction with local requirements.

2025 LOMAA Survey

- Completed the annual survey covering sub-HOA assessments, maintenance responsibilities and services, insurance, wildfire preparedness, and other operational and governance matters.
- Results will be reviewed with member associations in November to identify common challenges, share practices, and inform 2027 educational priorities.

4. Upcoming Activities

Remainder of 2026

- **November 2 — LOMAA Meeting:** Review results of the 2025 LOMAA Survey and discuss educational priorities and the meeting calendar for 2027.
- **December 16 — TECO Educational Meeting:** Update on 2026 California legislation affecting HOAs.

2027 Planned and Proposed Activities

February 1 — LOMAA Meeting

City of Santa Rosa Water Department update on ordinance changes, self-certification requirements, and how the City will recognize and administer Oakmont·s approved AB 1572 extension.

ECHO Our Town

Establish an additional forum for sub-HOA board members to discuss common issues, exchange experiences, and learn from one another.

Proposed Workshop — Planning for Competing HOA Priorities

Explore a hands-on workshop to help sub-HOA boards coordinate overlapping responsibilities, including AB 1572 turf conversion, mandatory and recommended Zone 0 landscape mitigation, potential insurance-driven landscape requirements, and ongoing maintenance and reserve obligations.

The workshop would help boards identify applicable requirements and deadlines, evaluate priorities and costs, consider opportunities to coordinate projects, and develop realistic multiyear implementation plans.

The objective is to provide a practical planning framework that boards can use with their property managers and other professionals to manage competing priorities, minimize unnecessary costs, and support informed decision-making.

5. Challenges

· **Board Recruitment and Retention:** Encouraging homeowners to serve on volunteer boards and ensuring they have access to the information, training, and professional support needed to fulfill their responsibilities.

• **Insurance:** Continuing instability in the wildfire insurance market, including rising premiums, coverage limitations, and potential expansion of mitigation requirements to include home hardening, which may involve property outside the direct control of sub-HOAs.

• **Wildfire Mitigation:** Understanding and preparing for mandatory, recommended, and insurance-driven wildfire mitigation measures, including Zone 0.

• **AB 1572 Compliance:** Developing long-term compliance plans under the approved extension while balancing landscape maintenance, wildfire safety, costs, and community preferences.

• **Competing Priorities and Financial Constraints:** Coordinating overlapping regulatory, safety, insurance, maintenance, and financial responsibilities within limited budgets and reserve resources.

• **Professional Management Support:** Considering whether additional professional support could help volunteer boards with planning, coordination, compliance, and continuity, while boards retain responsibility for decisions and oversight.