



## Management Solutions

6200 Buena Vista Dr.  
Newark, CA 94560  
(510) 659-8969  
(510) 656-4495 FAX

### Silvertree Mojave Homeowners' Association

#### 2019 Budget Explanation

November 1, 2018

Dear Homeowner,

The attached documents are prepared and forwarded to you in compliance with California Civil Code.

These documents are also required by law to be given to you and to any prospective buyer should you decide to sell your home. It is important that they be kept for reference with the legal documents that were provided to you when you purchased your home.

Following is the summary information for you:

- I. A copy of the fiscal year budget, which has been approved by the Board of Directors.
- II. The total cash reserve is currently \$43,544.12 as of September 30, 2018.
- III. The budget becomes effective January 1, 2019. The dues will remain the same as 2018. Dues are \$320.00 per unit, per month.
- IV. The Association updated the reserve study in September 2018.
- V. The method for calculating reserve allocations requires obtaining estimates of the current cost of repair or replacement of major components. The replacement cost for each component is then divided by the estimate life of that component to obtain the annual reserve cost. Utilizing an expert opinion to estimate the number of years the component should last, attains the estimated life. For the years already used, the appropriate amount of reserves should be set aside, if not, then a deficit exists and the Board of Directors then sets a plan for correction. The annual reserve for each of the existing components is totaled to determine the total annual reserve amount necessary to be collected and set aside.
- VI. Attached is a copy of your Association's Delinquency / Collection Policy.
- VII. Please refer to the Civil Code Notices for 2019 for your rights and notices.

**Management Solutions looks forward to another great year with the  
Silvertree Mojave Homeowners Association.**

		Previous Year-2018			Current Year-2019		
		Adopted Monthly Budget	Annual Budget	Per Month/ Per Unit	Adopted Monthly Budget	Annual Budget	Per Month/ Per Unit
4010	Dues	\$ 34,560.00	\$ 414,720.00	\$ 320.00	\$ 34,560.00	\$ 414,720.00	\$ 320.00
4020	Late Fee Income	\$ 108.00	\$ 1,296.00	\$ 1.00	\$ 108.00	\$ 1,296.00	\$ 1.00
4130	Interest Income Cash	\$ 27.00	\$ 324.00	\$ 0.25	\$ 27.00	\$ 324.00	\$ 0.25
4135	Interest Income Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4145	Late letter Fees	\$ 54.00	\$ 648.00	\$ 0.50	\$ 54.00	\$ 648.00	\$ 0.50
4180	Move in/Move Out Fees	\$ 135.00	\$ 1,620.00	\$ 1.25	\$ 135.00	\$ 1,620.00	\$ 1.25
4200	Misc. Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>4000</b>	<b>Total Income</b>	<b>\$ 34,884.00</b>	<b>\$ 418,608.00</b>	<b>\$ 323.00</b>	<b>\$ 34,884.00</b>	<b>\$ 418,608.00</b>	<b>\$ 323.00</b>
5020	Electricity	\$ 964.00	\$ 11,568.00	\$ 8.93	\$ 964.00	\$ 11,568.00	\$ 8.93
5030	Gas	\$ 216.00	\$ 2,592.00	\$ 2.00	\$ 216.00	\$ 2,592.00	\$ 2.00
5040	Garbage	\$ 2,943.00	\$ 35,316.00	\$ 27.25	\$ 2,943.00	\$ 35,316.00	\$ 27.25
5070	Water	\$ 4,266.00	\$ 51,192.00	\$ 39.50	\$ 4,266.00	\$ 51,192.00	\$ 39.50
<b>5000</b>	<b>Total Utilities</b>	<b>\$ 8,389.00</b>	<b>\$ 100,668.00</b>	<b>\$ 77.68</b>	<b>\$ 8,389.00</b>	<b>\$ 100,668.00</b>	<b>\$ 77.68</b>
6010	Landscape Maintenance	\$ 2,646.00	\$ 31,752.00	\$ 24.50	\$ 2,646.00	\$ 31,752.00	\$ 24.50
6020	Irrigation Repair	\$ 488.69	\$ 5,864.28	\$ 4.52	\$ 488.69	\$ 5,864.28	\$ 4.52
6022	Landscape Replacement	\$ 212.00	\$ 2,544.00	\$ 1.96	\$ 212.00	\$ 2,544.00	\$ 1.96
6026	Tree Service	\$ 1,378.00	\$ 16,536.00	\$ 12.76	\$ 1,378.00	\$ 16,536.00	\$ 12.76
6030	Landscape Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6035	Backflow	\$ 324.00	\$ 3,888.00	\$ 3.00	\$ 324.00	\$ 3,888.00	\$ 3.00
<b>6000</b>	<b>Total Landscape</b>	<b>\$ 5,048.69</b>	<b>\$ 60,584.28</b>	<b>\$ 46.75</b>	<b>\$ 5,048.69</b>	<b>\$ 60,584.28</b>	<b>\$ 46.75</b>
7030	Maintenance-Payroll	\$ 2,840.40	\$ 34,084.80	\$ 26.30	\$ 2,840.40	\$ 34,084.80	\$ 26.30
7040	Maintenance Supplies	\$ 54.00	\$ 648.00	\$ 0.50	\$ 54.00	\$ 648.00	\$ 0.50
7045	Building Repairs	\$ 594.00	\$ 7,128.00	\$ 5.50	\$ 594.00	\$ 7,128.00	\$ 5.50
7050	Repairs-Slabs	\$ 108.00	\$ 1,296.00	\$ 1.00	\$ 108.00	\$ 1,296.00	\$ 1.00
7100	Pool & Spa Maintenance	\$ 324.00	\$ 3,888.00	\$ 3.00	\$ 324.00	\$ 3,888.00	\$ 3.00
7110	Pool & Spa Repair	\$ 216.00	\$ 2,592.00	\$ 2.00	\$ 216.00	\$ 2,592.00	\$ 2.00
7115	Pool & Spa Permits	\$ 54.00	\$ 648.00	\$ 0.50	\$ 54.00	\$ 648.00	\$ 0.50
7120	Pest Control	\$ 155.52	\$ 1,866.24	\$ 1.44	\$ 155.52	\$ 1,866.24	\$ 1.44
7185	Telephone	\$ 75.60	\$ 907.20	\$ 0.70	\$ 75.60	\$ 907.20	\$ 0.70
7450	Maintenance Gutters	\$ 249.48	\$ 2,993.76	\$ 2.31	\$ 249.48	\$ 2,993.76	\$ 2.31
7465	Repairs Gate & Fences	\$ 324.00	\$ 3,888.00	\$ 3.00	\$ 324.00	\$ 3,888.00	\$ 3.00
7470	Repairs Lighting & Electrical	\$ 324.00	\$ 3,888.00	\$ 3.00	\$ 324.00	\$ 3,888.00	\$ 3.00
7530	Plumbing repair	\$ 540.00	\$ 6,480.00	\$ 5.00	\$ 540.00	\$ 6,480.00	\$ 5.00
<b>7000</b>	<b>Total Buildings &amp; Grounds</b>	<b>\$ 5,859.00</b>	<b>\$ 70,308.00</b>	<b>\$ 54.25</b>	<b>\$ 5,859.00</b>	<b>\$ 70,308.00</b>	<b>\$ 54.25</b>
8010	Management	\$ 2,052.00	\$ 24,624.00	\$ 19.00	\$ 2,052.00	\$ 24,624.00	\$ 19.00
8030	Legal Services	\$ 432.00	\$ 5,184.00	\$ 4.00	\$ 432.00	\$ 5,184.00	\$ 4.00
8035	Collection Letters	\$ 54.00	\$ 648.00	\$ 0.50	\$ 54.00	\$ 648.00	\$ 0.50
8040	Accounting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8060	Income Tax Preparation	\$ 140.40	\$ 1,684.80	\$ 1.30	\$ 140.40	\$ 1,684.80	\$ 1.30
8070	Taxes-Federal	\$ 54.00	\$ 648.00	\$ 0.50	\$ 54.00	\$ 648.00	\$ 0.50
8080	Taxes-State	\$ 27.00	\$ 324.00	\$ 0.25	\$ 27.00	\$ 324.00	\$ 0.25
8085	Bad Debts	\$ 108.00	\$ 1,296.00	\$ 1.00	\$ 108.00	\$ 1,296.00	\$ 1.00
8100	Postage	\$ 54.00	\$ 648.00	\$ 0.50	\$ 54.00	\$ 648.00	\$ 0.50
8110	Printing	\$ 108.00	\$ 1,296.00	\$ 1.00	\$ 108.00	\$ 1,296.00	\$ 1.00
8120	Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8150	Insurance	\$ 2,900.00	\$ 34,800.00	\$ 26.85	\$ 2,900.00	\$ 34,800.00	\$ 26.85
8156	Workers Comp. Insurance	\$ 405.00	\$ 4,860.00	\$ 3.75	\$ 405.00	\$ 4,860.00	\$ 3.75
8170	Misc. G&A	\$ 189.00	\$ 2,268.00	\$ 1.75	\$ 189.00	\$ 2,268.00	\$ 1.75
<b>8000</b>	<b>Total General and Admin.</b>	<b>\$ 6,523.40</b>	<b>\$ 78,280.80</b>	<b>\$ 60.40</b>	<b>\$ 6,523.40</b>	<b>\$ 78,280.80</b>	<b>\$ 60.40</b>
<b>9001</b>	<b>Reserves</b>	<b>\$ 9,063.91</b>	<b>\$ 108,766.92</b>	<b>\$ 83.93</b>	<b>\$ 9,063.91</b>	<b>\$ 108,766.92</b>	<b>\$ 83.93</b>

**SILVERTREE MOJAVE HOMEOWNERS ASSOCIATION  
NOTICES FOR 2019**

**THE NAME AND ADDRESS OF FOR DELIVERY OF DOCUMENTS TO THE  
ASSOCIATION  
CIVIL CODE 4035**

Notices to the Association shall be delivered to Mr. Don Murphy, Manager, Management Solutions, Inc. 6200 Buena Vista Drive, Newark, CA 94560

**RIGHT TO SUBMIT SECONDARY ADDRESSES  
FOR COLLECTION NOTICES  
CIVIL CODE 4040**

Upon receipt of a written request, the Homeowners Association shall additional copies of notices to the secondary address stated in a member's written request.

**RIGHT TO NOTICE GENERAL NOTICE BY INDIVIDUAL DELIVERY  
CIVIL CODE 4045**

Members may request to receive general notices from the Association by individual delivery.

**SUMMARY OF REQUIREMENTS FOR ASSOCIATION APPROVAL OF A  
PHYSICAL CHANGE TO PROPERTY  
CIVIL CODE 4765**

Prior to making any change to property, members of the association must submit a fully completed Architectural Application that must be approved by the Association. Applications may be obtained from Management Solutions, Inc. located at 6200 Buena Vista Drive, Newark, CA 94560.

**RIGHT TO MINUTES OF BOARD MEETING  
CIVIL CODE 5240(b)**

Members of the Association have the right to have copies of the minutes of the meetings of the Board of Directors by sending a written request specifying the minutes they desire to the offices of Management Solutions, Inc. located at 6200 Buena Vista Drive, Newark, CA 94560.

**RIGHT TO ALTERNATIVE DISPUTE RESOLUTION  
CIVIL CODE 5915**

The Association or member of the Association may not file a lawsuit in Superior Court unless the parties have tried to submit the dispute to Alternative Dispute Resolution pursuant to

Civil Code § 5915. However, this procedure only applies to an enforcement action that is solely for declaratory, injunctive or writ relief, or for that relief in conjunction with the claim of monetary damages not more than the jurisdictional limits stated in § 116.220 and § 116.221 of the Code of Civil Procedure. These provisions do not apply to a small claims action. Further, except as otherwise provided by law, this Alternative Dispute Resolution process does not apply to an assessment dispute.

The actual statutory procedures for Alternative Dispute Resolution follow.

## **RIGHT TO INTERNAL DISPUTE RESOLUTION CIVIL CODE 5915**

### **CALIFORNIA CODES CIVIL CODES SECTION § 5915.**

(a) This section applies in an association that does not otherwise provide a fair, reasonable, and expeditious dispute resolution procedure. The procedure provided in this section is fair, reasonable, and expeditious, within the meaning of this article.

(b) Either party to a dispute within the scope of this article may invoke the following procedure:

(1) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.

(2) A member of an association may refuse a request to meet and confer. The association may not refuse a request to meet and confer.

(3) The association's board of directors shall designate a member of the board to meet and confer.

(4) The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute.

(5) A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association.

(c) An agreement reached under this section binds the parties and is judicially enforceable if both of the following conditions are satisfied:

(1) The agreement is not in conflict with law or the governing documents of the common interest development or association.

(2) The agreement is either consistent with the authority granted by the board of directors to its designee or the agreement is ratified by the board of directors.

(d) A member of the association may not be charged a fee to participate in the process.

**SILVERTREE MOJAVE HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL STATEMENT OF COLLECTION PROCEDURE**

**EFFECTIVE JANUARY 1, 2019**

**NOTICE ASSESSMENTS AND FORECLOSURE.** This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.

**ASSESSMENTS AND FORECLOSURE.** Assessments become delinquent 15 days after they are due, unless the governing documents provide for a longer time. The failure to pay association assessments may result in the loss of an owner's property through foreclosure. Foreclosure may occur either as a result of a court action, known as judicial foreclosure, or without court action, often referred to as nonjudicial foreclosure. For liens recorded on and after January 1, 2006, an association may not use judicial or nonjudicial foreclosure to enforce that lien if the amount of the delinquent assessments or dues, exclusive of any accelerated assessments, late charges, fees, attorney's fees, interest, and costs of collection, is less than one thousand eight hundred dollars (\$1,800). For delinquent assessments or dues in excess of one thousand eight hundred dollars (\$1,800) or more than 12 months delinquent, an association may use judicial or nonjudicial foreclosure subject to the conditions set forth in Article 3 (commencing with **Section 5700**) of Chapter 8 of Part 5 of Division 4 of the Civil Code. When using judicial or nonjudicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the amounts secured by the lien are not paid. (**Sections 5700** through **5720** of the Civil Code, inclusive)

In a judicial or nonjudicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use nonjudicial foreclosure to collect fines or penalties, except for costs to repair common area damaged by a member or a member's guests, if the governing documents provide for this. (**Section 5725** of the Civil Code)

The association must comply with the requirements of Article 2 (commencing with **Section 5650**) of Chapter 8 of Part 5 of Division 4 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association. (**Section 5675** of the Civil Code)

At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail, including a description of its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges owed by the owner. An owner has a right to review the association's records to verify the debt. (**Section 5660** of the Civil Code)

If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard. (**Section 5685** of the Civil Code)

The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

**PAYMENTS.** When an owner makes a payment, the owner may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. (**Section 5655** of the Civil Code)

An owner may, but is not obligated to, pay under protest any disputed charge or sum levied by the association, including, but not limited to, an assessment, fine, penalty, late fee, collection cost, or monetary penalty imposed as a disciplinary measure, and by so doing, specifically reserve the right to contest the disputed charge or sum in court or otherwise.

An owner may dispute an assessment debt by submitting a written request for dispute resolution to the association as set forth in Article 2 (commencing with **Section 5900**) of Chapter 10 of Part 5 of Division 4 of the Civil Code. In addition, an association may not initiate a foreclosure without participating in alternative dispute resolution with a neutral third party as set forth in Article 3 (commencing with **Section 5925**) of Chapter 10 of Part 5 of Division 4 of the Civil Code, if so requested by the owner. Binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time. (**Section 5685** of the Civil Code)

**MEETINGS AND PAYMENT PLANS.** An owner of a separate interest that is not a time-share interest may request the association to consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exists. (**Section 5665** of the Civil Code)

The board must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. (**Section 5665** of the Civil Code)

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**DEBT OF OWNER; LATE CHARGES AND INTEREST.** Regular or special assessments; late charges (10 percent of the delinquent assessment or \$10 whichever is greater); costs of collection; attorney's fees and interest (annual interest not to exceed 12% commencing 30 days after the due date), shall be a debt of the owner at the time the assessment or other sums are levied. Owners will be charged \$25 for returned checks.

**PRIORITY OF ASSESSMENT PAYMENTS AND OVERNIGHT PAYMENT ADDRESS.**

Payments shall first be applied to the assessments owed, and then shall be applied to costs of collection, attorney's fees, late charges, and interest. The mailing address for overnight payments is:

**Management Cost Control  
8010 Wayland Lane, #2B  
Gilroy, CA 95020**

If your account has been turned over to Fong Association Strategies Group/Fong & Fong, APC, for collection of delinquent assessments the address for overnight payment is:

**Fong Association Strategies Group/  
Fong & Fong, APC  
2161 Harbor Bay Parkway  
Alameda, CA 94502**

**Payments may also be made by telephone: (866) 729-5327, option 1 or online at [www.FongASG.com](http://www.FongASG.com)**

**PRE-LIEN NOTICE.** At least 30 days prior to recording a lien the association shall notify the owner by certified mail of the following: a description of the collection and lien enforcement procedures, the method of calculation, a statement that the owner has the right to inspect the association records and the notice shall include the mandatory language in **Section 5660** of the Civil Code statement.

**PAYMENT PLAN.** Owners may submit written requests to meet with the board to discuss payment plans and the association shall provide standards for payment plans if any exist. The board and the owner shall meet in executive session within 45 days of the postmark of the request, if the request is mailed within 15 days of the date of the postmark of the notice. If there is no regularly scheduled board meeting within that period the board may designate a committee of one or more directors to meet with the owner. Additional late fees shall not accrue during the payment plan period if the owner is in compliance with the terms of the payment plan. Payment plans shall not impede an association's ability to record a lien on the owner's separate interest to secure payment of delinquent assessments. In the event of a default on any payment plan, the association may resume its efforts to collect the delinquent assessments.

**PRE-LIEN DISPUTE RESOLUTION.** Prior to recording a lien an association shall offer the owner and if requested by the owner shall participate in dispute resolution pursuant to the association's "meet and confer" program as required by the Civil Code.

**DECISION TO LIEN FOR DELINQUENT ASSESSMENTS.** Liens shall be recorded at least 30 days after the pre-lien notification. The board, by a majority vote at an open meeting, has duly approved the timeframe for the recordation of delinquent assessment lien.

**LIEN SIGNATURE DESIGNATION.** The association designates Fong Association Strategies Group/Fong & Fong, APC to sign delinquent assessment liens on behalf of the association.

**DELINQUENT ASSESSMENT LIEN.** The amount of the assessment, collection costs including late charges, and attorney's fees shall be a lien on the owner's separate interest which shall state the amount

of the assessment and other sums imposed, a legal description of the owner's separate interest, the name of the record owner, an itemized statement, the name and address of the trustee authorized by the association to enforce the lien by sale and be signed by the person designated as the signatory. A copy of the recorded notice of delinquent assessment shall be mailed by certified mail to every person whose name is shown as an owner of the separate interest in the association's records, and the notice shall be mailed no later than 10 calendar days after recordation. Assessment liens shall be prior to all other liens recorded subsequent to the assessment lien, unless the declaration provides for the subordination of any other liens and encumbrances.

**LIEN ENFORCEMENT GENERALLY.** After the expiration of 30 days following the recording of the lien, it may be enforced in any manner permitted by law, including suit for money damages, judicial sale, non-judicial sale or acceptance of a deed in lieu of foreclosure.

**DECISION TO FORECLOSE.** Prior to initiating foreclosure, the association shall offer and if requested by the owner, shall participate in dispute resolution pursuant to the association's "meet and confer" program, except that binding arbitration shall not be available if the association intends to initiate a judicial foreclosure. The decision to initiate foreclosure shall be made by board approval by a majority vote in executive session. The vote shall be recorded in the minutes of the next meeting of the board open to all members. The confidentiality of the owner(s) shall be maintained by identifying the matter by assessor's parcel number. A board vote to approve foreclosure of a lien shall take place at least 30 days prior to any public sale. Notice to the owner shall be by personal service. If the property is not owner-occupied notice shall be by first class mail at the owner(s)' most current address in the Association's records, if the owner does not have a separate address the association may use the address of the owner's separate property at the association.

**FORECLOSURE PROCEDURE.** Trustee's sales shall be conducted in accordance with **Sections 2924, 2924b, and 2924c** of the Civil Code. The association shall serve a notice of default on the person named as the owner in the association's records or that person's designated legal representative (the owner may designate a legal representative in a writing that is mailed to the association in a manner that indicates that the association has received it).

**RIGHT OF REDEMPTION.** A nonjudicial foreclosure for delinquent assessments shall be subject to a 90 day right of redemption.

**LIMITATION ON ASSIGNMENTS AND PLEDGES.** An association may not voluntarily assign or pledge the association's right to collect payments or assessments, or to enforce or foreclose a lien to a third party, except when the assignment or pledge is made to a financial institution or lender chartered or licensed under federal or state law, when acting within the scope of that charter or license, as security for a loan obtained by the association. This provision does not restrict the right or ability of an association to assign any unpaid obligations of a former member to a third party for purposes of collection.



# **SILVERTREE MOJAVE HOMEOWNERS ASSOCIATION**

## **CIVIL CODE § 5310 INSURANCE DISCLOSURE**

Pursuant to **Civil Code Section 5310**, attached is a summary of the Association's policy of insurance declaration page:

**“THIS SUMMARY OF THE ASSOCIATION’S POLICIES OF INSURANCE PROVIDES ONLY CERTAIN INFORMATION, AS REQUIRED BY § 5310(a)(7) OF THE CIVIL CODE, AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE COMPLETE POLICY TERMS AND CONDITIONS CONTAINED IN THE ACTUAL POLICIES OF INSURANCE. ANY ASSOCIATION MEMBER MAY, UPON REQUEST AND PROVISION OF REASONABLE NOTICE, REVIEW THE ASSOCIATION’S INSURANCE POLICIES AND, UPON REQUEST AND PAYMENT OF REASONABLE DUPLICATION CHARGES, OBTAIN COPIES OF THOSE POLICIES. ALTHOUGH THE ASSOCIATION MAINTAINS THE POLICIES OF INSURANCE SPECIFIED IN THIS SUMMARY, THE ASSOCIATION’S POLICIES OF INSURANCE MAY NOT COVER YOUR PROPERTY, INCLUDING PERSONAL PROPERTY OR, REAL PROPERTY IMPROVEMENTS TO OR AROUND YOUR DWELLING, OR PERSONAL INJURIES OR OTHER LOSSES THAT OCCUR WITHIN OR AROUND YOUR DWELLING. EVEN IF A LOSS IS COVERED, YOU MAY NEVERTHELESS BE RESPONSIBLE FOR PAYING ALL OR A PORTION OF ANY DEDUCTIBLE THAT APPLIES. ASSOCIATION MEMBERS SHOULD CONSULT WITH THEIR INDIVIDUAL INSURANCE BROKER OR AGENT FOR APPROPRIATE ADDITIONAL COVERAGE.”**

**SILVERTREE MOJAVE HOMEOWNERS ASSOCIATION  
FINE SCHEDULE AND PROCEDURE FOR VIOLATIONS  
OF THE GOVERNING DOCUMENTS**

Members of the association in violation of the Silvertree Mojave Homeowners Association's governing documents [Declaration of Covenants, Conditions & Restrictions (CC&Rs), By Laws, Articles of Incorporation, Rules and Regulations] shall be subject to fines of up to \$ 500.00 per incident, or per day, depending upon the circumstances, and based upon the reasonable business judgment of the Board of Directors.

The first offense shall result in a written warning to the offending member. The warning shall specify the offending nature of the offensive conduct, date and time. It shall also advise the member of the proposed penalty if the violation reoccurs.

If the violation reoccurs the member is sent a (20 day) notice advising them that the Board is proposing to, for example, impose a fine of \$500.00, and the member has a right to appear at the next board meeting to present evidence as to why the penalty should not be imposed for this offense and any subsequent offense. The hearing is held and the board will then notify the member of its decision in writing within 5 days of the hearing.

If the fine is imposed it is added to the members assessment account. If the member refuses to pay the fine, it is turned over to the association's attorney for collection (there is an attorneys fee provision in our CC&Rs that would pass the cost of collection back on to the member who violated the governing documents) at the board's discretion. If violation(s) continue, the association reserves the right to other enforcement actions including but not limited to, injunctive or declarative relief from the Alameda County Superior Court.



## Silvertree Mojave Homeowners Association Request for Annual Notice of Address, Representative and Rental Status

Civil Code, Section 4041 requires each owner of a separate interest to provide written notice to the Association of all the following information annually. Please provide the information in the form below and return the completed form to the Association within 30 days. *If the requested information is not provided, the current address on file, if available, or the property address of the Owner's separate interest will be used for notices.*

Homeowner Name \_\_\_\_\_

Property Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

1. The address or addresses to which notices from the Association are to be delivered.

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

2. An alternate or secondary address to which notices from the Association are to be delivered, if primary address is unavailable. As a reminder, Owners are required to supply their tenants with Association notices.

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

3. The name and address of your legal representative, if any, including any person with power of attorney, or other person who can be contacted in the event of your extended absence from the separate interest or emergency.

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Does emergency contact have a key or other access to your unit in the event of an emergency, such as flooding?  Yes  No

4. Is the separate interest:

Owner-occupied

Rented

Vacant

Return form to:

Management Solutions  
6200 Buena Vista Drive, Newark, CA 94560  
(510) 659-8969, (510) 656-4495 FAX  
managementsolutionshoa@gmail.com



**Management Solutions**  
 6200 Buena Vista Dr., Newark, CA 94560  
 (925) 606-9500 (925) 606-4369 FAX



## Association Disclosure and Escrow Documents Order Form

<b>Homeowner's Association:</b>
<b>Property Address:</b>
<b>Owner of Property:</b>

<b>Title Company:</b>	<b>Escrow Number:</b>
<b>Escrow Officer:</b>	<b>Phone Number:</b>
<b>Email:</b>	<b>Expected COE:</b>

*All documents will be emailed to Title within 7-10 business day (3-5 with Rush fee)*

Check to Order	Documents	Civic Code Section	Fee	Please choose from list if documents are Directly Provided by Seller and confirmed in writing by Seller as a current document
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**Required on all sales transactions**

<input type="checkbox"/>	Demand to Escrow with HOA provided Certification form including Regular Assessment, Special Assessment, Emergency Assessment, Other unpaid obligations of seller and Approved changes to Assessments and Rental Restrictions	4525(a)(4) 5675 and 4525(a)(4) 5300 and 4525(a)(4),(8) 4525(a)(9)	\$150.00	Does not include Lender-specific questionnaire
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**Association Documents**

The seller may, in accordance with Section 4530 of the Civil Code, provide to the prospective purchaser, at no cost, current copies of any documents specified by Section 4525 that are in the possession of the seller. A seller may request to purchase some or all of these documents, but shall not be required to purchase ALL of the documents listed on this form.

	Articles of Incorporation	4525(a)(1)	\$25.00	
	CC&Rs	4525(a)(1)	\$50.00	
	Bylaws	4525(a)(1)	\$25.00	
	Rules and Regulations	4525(a)(1)		
	Age restrictions, if any	4525(a)(2)	n/c	not applicable
	Pro Forma Operating Budget with Assessment Enforcement Policy	5300 and 4525(a)(3)	\$25.00	
	Reserve Study with Assessment and Reserve Funding Disclosure Summary	5300 and 4525(a)(4)	\$25.00	
	CPA Financial Statement Review with 12 months financials	5300 and 4525(a)(3)	\$25.00	
	Insurance Summary (does not include mortgagee clause)	5300 and 4525(a)(3)	n/c	
	Settlement Notice Regarding Common Area Defects	4525(a)(6), (7) and 6100	n/c	not applicable
	Preliminary lists of defects	4525(a)(6), 6000 and 6100	n/c	not applicable
	Notice(s) of violation	5855 and 4525(a)(5)	n/c	not applicable
	Required statement of fees	4525	n/c	included
	Minutes of regular meetings of the board of directors (12 months)	4525(a)(10)	\$25.00	
	<b>Complete package of all documents above, including demand. (\$50 discount)</b>		<b>\$300.00</b>	

<b>Additional fees</b>				
	Rush Request (3-5 business days)		\$75.00	
	Estoppel inspection (Fee due on or before time of inspection)		\$200.00	Must be completed by seller before close of escrow. See demand for details.
	Lender-specific HOA Questionnaire		Call for price	

**Total Fee included for these documents**

**\$**

All Fees must be paid upfront.  
We do not accept credit cards.

**Please remit payment to: Management Solutions, 6200 Buena Vista Dr., Newark CA 94560**

The information provided by this form may not include all fees that may be imposed before the close of escrow. Additional fees that are not related to the requirements of Section 4525 shall be charged separately. By signing below, the seller authorizes Management Solutions to furnish to the buyer copies of information previously made available to the seller. Management Solutions neither makes nor implies any representation or warranty in providing any of the above Association documents, and shall have no liability to any person or entity in connection with the distribution of these documents.

**Seller:**  
 Signature: \_\_\_\_\_ Date Completed: \_\_\_\_\_

Printed Name: \_\_\_\_\_



Donald Murphy, Director

## SILVERTREE MOJAVE HOMEOWNERS ASSOCIATION

The following information is provided pursuant to AB-596:

### FHA

Certification by the Federal Housing Administration may provide benefits to members of an association, including an improvement in an owner's ability to refinance a mortgage or obtain secondary financing and an increase in the pool of potential buyers of the separate interest.

This common interest development **is** a condominium project.

The association of this common interest development **is not** certified by the Federal Housing Administration.”

### VA

Certification by the federal Department of Veterans Affairs may provide benefits to members of an association, including an improvement in an owner's ability to refinance a mortgage or obtain secondary financing and an increase in the pool of potential buyers of the separate interest.

This common interest development **is** a condominium project.

The association of this common interest development **is** certified by the federal Department of Veterans Affairs.

# Sinclair Insurance

## To The Property Owners Of

### Silvertree Mojave HOA

Insurance Coverage Summary 2018-2019

Civil Code 1365 (f)

Civil Code 5300 (b)(9)

#### A. GENERAL LIABILITY INSURANCE

- Name of Insurer: Farmers Insurance Exchange Policy #601061965
- Effective Date of Policy: 03-22-2018 to 03-22-2019
- Limits of Liability: \$2,000,000 per Occurrence/\$4,000,000 Annual Aggregate
- General Liability Deductible: None
- Did the Agent/Broker assist the Association in the development of the General Liability Policy Limits? Yes
- If yes, were the recommendations of the Insurance Agent/Broker followed? Yes

#### B. DIRECTORS & OFFICERS LIABILITY INSURANCE

- Name of Insurer: Farmers-Truck Insurance Exchange Policy # 601061965
- Effective Date of Policy: 03-22-2018 to 03-22-2019
- Limits of Liability: \$2,000,000 per Loss/\$2,000,000 Each Policy Year
- Deductible: \$500

#### C. UMBRELLA LIABILITY INSURANCE (EXCESS OF A AND B LIMITS)

- Name of Insurer: Great Farmers-Truck Insurance Exchange Policy Number 055920578
- Effective Date: 03-22-2018 to 03-22-2019
- Limits of Liability: \$1,000,000 per Occurrence / \$1,000,000 Annual Aggregate
- SIR Limit - \$10,000

#### D. PROPERTY INSURANCE

- Name of Insurer: Farmers-Truck Insurance Exchange Policy # 601061965
- Effective Date of Policy: 3-22-2018 to 3-22-2019
- Property Coverage Limits: \$22,836,400
- Property Coverage Deductible: \$10,000
- Person or Entity responsible to pay the Property Insurance Deductible in the event of a Loss: Association or Owner
- Does the Property Insurance extend to the Real Property Improvements Separate Interest? YES

#### E. EARTHQUAKE INSURANCE? NO

#### F. Does Association carry FLOOD INSURANCE? NO

#### G. FIDELITY BOND INSURANCE

- Name of Insurer: Farmers-Truck Insurance Exchange Policy # 601061965
- Effective Date of Policy: 03-22-2018 TO 3-22-2019
- Limits of Coverage: \$250,000
- Deductible: \$10,000

# Sinclair Insurance

Silvertree Mojave HOA

## Insurance Coverage Summary 2018-2019

Civil Code 1365 (f)  
Civil Code 5300 (b)(9)

This summary of the association's policies of insurance provides only certain information, as required by subdivision (f) of Section 1365 (operative until 1/1/2018) and Section 5300 (b) (9) (operative 1/1/2018) of the California Civil Code, and should be considered a substitute for the complete policy in terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and upon request and payment of a reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in the summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.

## Assessment and Reserve Funding Disclosure Summary

### Silvertree Mojave Homeowners Association

For Fiscal Year Beginning: January 1, 2019 # of Units: 108

1) Budgeted Amounts:	<b>Total</b>	<b>Average Per unit*</b>
Reserve Contributions:	\$9,063.91	\$83.93
Total Assessment Income:	\$34,560.00	\$320.00

per: Month

- 2) Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date Due	Total Amount Per Unit*	Purpose
N/A		
N/A		
<b>Total:</b>		<b>\$0.00</b>

- 3) Based on the most recent Reserve Study and other information available to the Board of Directors, at this point in time does it appear that currently projected Reserve account balances will be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the

**No**

*The answer to this question is very difficult. To project things out 30 years is nearly impossible. The basis for this information is the Association reserve study that is enclosed, and consultation with our Construction Consultant and our managing agent, Management Solutions. As you can well imagine, circumstances could change at any time due to intervention of severe weather conditions, vandalism, fire, flood, Acts of God, terrorism or other events, or unanticipated drastic increases in costs of materials or services. Additionally, although we have the buildings visually inspected every year, it is also possible that conditions exist that are not detectable via visual inspections. If any Owner is or becomes aware of any condition that might affect this projection, we hope that he or she will bring it to the attention of the Board.*

- 4) If the answer to #3 is no, what additional assessments or other contributions/loans to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years?

Approximate Fiscal Year Assessment Will Be Due	Average Total Amount Per Unit*
2019 Please refer to 30 year Funding Study	\$4,124.55
<b>Total:</b>	
	<b>\$4,124.55</b>

- 5) All major components appropriate for Reserve Funding (components that are a common area maintenance responsibility with a limited life expectancy and predictable remaining useful life, above a minimum threshold cost of significance) are included in this Reserve Funding Plan:

**Yes**

6) All computations/disclosures are based on the fiscal year start date of:	1/1/2019
Fully Funded Balance (based on formula defined in 5570(b)4):	\$260,450.00
Projected Reserve Fund Balance:	\$43,544.12
Percent Funded:	16.7%
Reserve Deficit (surplus) on a mathematical avg-per-unit* basis:	\$2,008.39

From the 9/1/2018 Reserve Study by Pollard Unlimited and any minor changes since that date.

- 7) See attached 30-yr Summary Table, showing the projected Reserve Funding Plan, Reserve Balance, Percent Funded, and assumptions for interest and inflation.

**Prepared by: Management Solutions**

**Date: 11/1/2018**

*The financial representations at the time of preparation are based on the Reserve Study for the fiscal year shown at the top of this page and the best estimates of the preparer. These estimates should be expected to change from year to year.*



**Silver Tree Mohave  
Reserve Cash Flow  
September 2018  
Component**

Component	EUL	ERUL	Cost of Component	2019	2020	2021	2022	2023	2025	2025	2026	2027	2028
Roofs	40	31-36	\$352,340										
Gutters/Drain leaders	25	31-36	\$57,482										
Siding/Trim/Doors-8%	6	1	\$120,670	120,670						120,670			
Steel fencing	50	1-27	\$115,139	9,750									
Gate operators	15	2	\$20,000		20,000								
Steel stair rails	50	16	\$88,050										
Wooden fencing	25	6	\$24,780						24,780				
Chain link fencing	35	17	\$1,655										
Precast concrete fence	50	20	\$80,340										
Wood trim on fence	30	12	\$8,068										
Arbor	30	16	\$34,455										
Asphaltic concrete	25	2-12	\$363,071		217,843								
Seal coat	5	3	\$13,648			13,648					13648		
Concrete repair - 7%	7	3	\$30,493										
Balconies and landings	25	6	\$426,900						426,900				
Exterior light fixtures	30	1-5	\$60,795	550				60,245					
Interior light fixtures	40	4	\$310				310						
Sinks, toilets, urinal	40	10	\$1,850										1850
Faucets and hose bibs	30	3	\$4,110			4,110							
Water heater	10	1	\$700	700									
Exterior tile walls	20	3	\$6,080			6,080							
Pool and spa plaster	12	1	\$8,700	8,700									
Pumps and motors	10	2	\$4,250		4,250								
Chlorinators	6	3	\$1,050			1050						1050	
Filters	15	5	\$3,600					3,600					
Heater	20	2	\$8,800		8,800								
Retaining wall	100	68	\$19,240										
Extinguisher cabinets	15	5	\$800					800					
Extinguisher Recharge	1	1	\$240	240	240	240	240	240	240	240	240	240	240
Landscape - Phase I	25	1	\$20,000	20,000									
Landscape - Phase II	25	5	\$20,000					20,000					
Landscape - Phase III	25	10	\$20,000										20000
Controllers	15	2	\$8,000		8,000								
Valves	15	1-15	\$13,000	480	480	480	480	480	480	480	480	480	480

**Silver Tree Mohave  
Reserve Cash Flow  
September 2018  
Component**

<b>Component</b>	<b>EUL</b>	<b>ERUL</b>	<b>Cost of Component</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2025</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Backflow preventers	15	2	\$3,000		3,000								
Tree pruning	3	2	\$7,000		7,000			7,000			7000		
Sentry system	30	7	\$5,000							5,000			
Exterior paint-6 year	6	1	\$99,360	99,360						99,360			
Exterior paint-12 year	12	7	\$3,200							3,200			
Mailboxes	30	24	\$14,000										
<b>TOTAL</b>				<b>260,450</b>	<b>269,613</b>	<b>25,608</b>	<b>1,030</b>	<b>92,365</b>	<b>452,400</b>	<b>228,950</b>	<b>21,368</b>	<b>1,770</b>	<b>22,570</b>

**Silver Tree Mohave  
Reserve Cash Flow  
September 2018  
Component**

Component	EUL	ERUL	Cost of Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Roofs	40	31-36	\$352,340										
Gutters/Drain leaders	25	31-36	\$57,482										
Siding/Trim/Doors-8%	6	1	\$120,670			120,670						120,670	
Steel fencing	50	1-27	\$115,139										
Gate operators	15	2	\$20,000							20,000			
Steel stair rails	50	16	\$88,050						88,050				
Wooden fencing	25	6	\$24,780										
Chain link fencing	35	17	\$1,655							1,655			
Precast concrete fence	50	20	\$80,340										80,340
Wood trim on fence	30	12	\$8,068		8,068								
Arbor	30	16	\$34,455						34,455				
Asphaltic concrete	25	2-12	\$363,071		145,228								
Seal coat	5	3	\$13,648			13,648					13,648		
Concrete repair - 7%	7	3	\$30,493										
Balconies and landings	25	6	\$426,900										
Exterior light fixtures	30	1-5	\$60,795										
Interior light fixtures	40	4	\$310										
Sinks, toilets, urinal	40	10	\$1,850										
Faucets and hose bibs	30	3	\$4,110										
Water heater	10	1	\$700	700									
Exterior tile walls	20	3	\$6,080										
Pool and spa plaster	12	1	\$8,700			8,700							
Pumps and motors	10	2	\$4,250		4,250								
Chlorinators	6	3	\$1,050					1,050					
Filters	15	5	\$3,600										3,600
Heater	20	2	\$8,800										
Retaining wall	100	68	\$19,240										
Extinguisher cabinets	15	5	\$800										800
Extinguisher Recharge	1	1	\$240	240	240	240	240	240	240	240	240	240	240
Landscape - Phase I	25	1	\$20,000										
Landscape - Phase II	25	5	\$20,000										
Landscape - Phase III	25	10	\$20,000										
Controllers	15	2	\$8,000							8,000			
Valves	15	1-15	\$13,000	480	480	480	480	480	480	480	480	480	480

**Silver Tree Mohave  
Reserve Cash Flow  
September 2018  
Component**

<b>Component</b>	<b>EUL</b>	<b>ERUL</b>	<b>Cost of Component</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
Backflow preventers	15	2	\$3,000							3,000			
Tree pruning	3	2	\$7,000	7,000			7,000			7,000			7,000
Sentry system	30	7	\$5,000										
Exterior paint-6 year	6	1	\$99,360			99,360						99,360	
Exterior paint-12 year	12	6	\$3,200									3,200	
Mailboxes	30	24	\$14,000										
<b>TOTAL</b>				<b>8,420</b>	<b>158,266</b>	<b>243,098</b>	<b>7,720</b>	<b>1,770</b>	<b>123,225</b>	<b>40,375</b>	<b>14,368</b>	<b>223,950</b>	<b>92,460</b>

**Silver Tree Mohave  
Reserve Cash Flow  
September 2018  
Component**

	EUL	ERUL	Cost of Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Roofs	40	31-36	\$352,340										
Gutters/Drain leaders	25	31-36	\$57,482										
Siding/Trim/Doors-8%	6	1	\$120,670					120,670					
Steel fencing	50	1-27	\$115,139							115,139			
Gate operators	15	2	\$20,000										
Steel stair rails	50	16	\$88,050										
Wooden fencing	25	6	\$24,780										
Chain link fencing	35	17	\$1,655										
Precast concrete fence	50	20	\$80,340										
Wood trim on fence	30	12	\$8,068										
Arbor	30	16	\$34,455										
Asphaltic concrete	25	2-12	\$363,071							217,843			
Seal coat	5	3	\$13,648				13,648				13648		
Concrete repair - 7%	7	3	\$30,493										
Balconies and landings	25	6	\$426,900										
Exterior light fixtures	30	1-5	\$60,795										
Interior light fixtures	40	4	\$310										
Sinks, toilets, urinal	40	10	\$1,850										
Faucets and hose bibs	30	3	\$4,110										
Water heater	10	1	\$700	700									
Exterior tile walls	20	3	\$6,080				6,080						
Pool and spa plaster	12	1	\$8,700					8,700					
Pumps and motors	10	2	\$4,250		4,250								
Chlorinators	6	3	\$1,050	1050						1050			
Filters	15	5	\$3,600										
Heater	20	2	\$8,800		8,800								
Retaining wall	100	68	\$19,240										
Extinguisher cabinets	15	5	\$800										
Extinguisher Recharge	1	1	\$240	240	240	240	240	240	240	240	240	240	240
Landscape - Phase I	25	1	\$20,000						20,000				
Landscape - Phase II	25	5	\$20,000										20000
Landscape - Phase III	25	10	\$20,000										
Controllers	15	2	\$8,000										
Valves	15	1-15	\$13,000	240	240	240	240	240	240	240	240	240	240

**Silver Tree Mohave  
Reserve Cash Flow  
September 2018  
Component**

	<b>EUL</b>	<b>ERUL</b>	<b>Cost of Component</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
Backflow preventers	15	2	\$3,000										
Tree pruning	3	2	\$7,000			7,000			7,000			7,000	
Sentry system	30	7	\$5,000										
Exterior paint-6 year	6	1	\$99,360					99,360					
Exterior paint-12 year	12	1-6	\$3,200										
Mailboxes	30	24	\$14,000				14,000						
<b>TOTAL</b>				<b>2,230</b>	<b>13,530</b>	<b>27,208</b>	<b>14,480</b>	<b>229,210</b>	<b>27,480</b>	<b>334,512</b>	<b>14,128</b>	<b>7,480</b>	<b>20,480</b>

**Silver Tree Mohave  
Funding Study  
September 2018**

<b>Fiscal Year</b>	<b>Total Expense</b>	<b>Inflation 3%</b>	<b>Inflated Expense</b>	<b>Reserve Dues</b>	<b>Interest Income 0.50%</b>	<b>Special Assessment</b>	<b>Cash Balance</b>	<b>Monthly Reserve Dues /Unit</b>	<b>% Increase</b>
<b>Beginning balance as of December 31, 2018</b>							<b>10,696</b>		
2019	260,450	1.00	260,450	108,773	543.87	445,451	305,014	83.93	
2020	269,613	1.03	277,701	118,563	592.81		146,468	91.48	9
2021	25,608	1.06	27,168	129,234	646.17		249,181	99.72	9
2022	1,030	1.09	1,126	140,865	704.32		389,624	108.69	9
2023	92,365	1.13	103,958	153,542	767.71		439,976	118.47	9
2024	452,400	1.16	524,456	167,361	836.81		83,719	129.14	9
2025	228,950	1.19	273,378	182,424	912.12		(6,324)	140.76	9
2026	21,368	1.23	26,280	198,842	994.21		167,232	153.43	9
2027	1,770	1.27	2,242	216,738	1,083.69		382,812	167.24	9
2028	22,570	1.30	29,449	142,560	712.80		496,636	110.00	1
2029	8,420	1.34	11,316	142,560	712.80		628,593	110.00	1
2030	158,266	1.38	219,077	142,560	712.80		552,788	110.00	1
2031	243,098	1.43	346,600	142,560	712.80		349,461	110.00	1
2032	7,720	1.47	11,337	142,560	712.80		481,397	110.00	1
2033	1,770	1.51	2,677	142,560	712.80		621,993	110.00	1
2034	123,225	1.56	191,981	142,560	712.80		573,285	110.00	1
2035	40,375	1.60	64,790	142,560	712.80		651,768	110.00	1
2036	14,368	1.65	23,748	142,560	712.80		771,292	110.00	1
2037	223,950	1.70	381,260	142,560	712.80		533,305	110.00	1
2038	92,460	1.75	162,129	142,560	712.80		514,449	110.00	1
2039	2,230	1.81	4,028	142,560	712.80		653,694	110.00	1
2040	13,530	1.86	25,170	142,560	712.80		771,797	110.00	1
2041	27,208	1.92	52,133	142,560	712.80		862,937	110.00	1
2042	14,480	1.97	28,578	142,560	712.80		977,632	110.00	1
2043	229,210	2.03	465,937	142,560	712.80		654,968	110.00	1
2044	27,480	2.09	57,537	142,560	712.80		740,704	110.00	1
2045	334,512	2.16	721,406	142,560	712.80		162,571	110.00	1
2046	14,128	2.22	31,382	142,560	712.80		274,461	110.00	1
2047	7,480	2.29	17,114	142,560	712.80		400,620	110.00	1
2048	20,480	2.36	48,262	142,560	712.80		495,631	110.00	1

The Association should pass a \$4,124.55 per unit special assessment to allow them to properly maintain the property.

Silve Tree Mohave  
 Percent Funded  
 September 2018

Reserve Component	Est Life	Rmng Life	Est Cost to Replace	Annual Requirement	Appropriation needed 12/31/2018	Amount Funded 12/31/2018	Surplus Deficit	Percent Funded
Roofs	40	31	\$146,572	3,664	32,979	287	-32,692	1%
Roofs	40	36	\$208,768	5,219	20,877	182	-20,695	1%
Gutters/Drain leaders	25	31	\$22,993	920	-5,518	-48	5,470	1%
Gutters/Drain leaders	25	36	\$34,489	1,380	-15,175	-132	15,043	1%
Siding/Trim/Doors-5%	6	1	\$120,670	20,112	100,558	875	-99,683	1%
Steel fencing	50	1	\$9,750	195	9,555	83	-9,472	1%
Steel fencing	50	27	\$115,139	2,303	52,964	461	-52,503	1%
Gate operators	15	2	\$20,000	1,333	17,333	151	-17,183	1%
Steel stair rails	50	16	\$88,050	1,761	59,874	521	-59,353	1%
Wooden fencing	25	6	\$24,780	991	18,833	164	-18,669	1%
Chain link fencing	35	17	\$1,655	47	851	7	-843	1%
Precast concrete fence	50	20	\$80,340	1,607	48,204	419	-47,785	1%
Wood trim on fence	30	12	\$8,068	269	4,841	42	-4,799	1%
Arbor	30	16	\$34,455	1,149	16,079	140	-15,939	1%
Asphaltic concrete	25	2	\$217,843	8,714	200,416	1,744	-198,672	1%
Asphaltic concrete	25	12	\$145,228	5,809	75,519	657	-74,862	1%
Seal coat	5	3	\$13,648	2,730	5,459	47	-5,412	1%
Concrete repair - 7%	7	3	\$30,493	4,356	17,425	152	-17,273	1%
Balconies and landings	25	6	\$426,900	17,076	324,444	2,823	-321,621	1%
Exterior light fixtures	30	1	\$550	18	532	5	-527	1%
Exterior light fixtures	30	5	\$60,245	2,008	50,204	437	-49,767	1%
Interior light fixtures	40	4	\$310	8	279	2	-277	1%
Sinks, toilets, urinal	35	10	\$1,850	53	1,321	11	-1,310	1%
Faucets and hose bibs	25	3	\$4,110	164	3,617	31	-3,585	1%
Water heater	10	1	\$700	70	630	5	-625	1%
Exterior tile walls	20	3	\$6,080	304	5,168	45	-5,123	1%
Pool and spa plaster	12	1	\$8,700	725	7,975	69	-7,906	1%
Pumps and motors	10	2	\$4,250	425	3,400	30	-3,370	1%
Pumps and motors	10	3	\$1,600	160	1,120	10	-1,110	1%
Chlorinators	6	3	\$1,050	175	525	5	-520	1%
Filters	15	5	\$3,600	240	2,400	21	-2,379	1%
Heater	20	2	\$8,800	440	7,920	69	-7,851	1%
Retaining wall	100	68	\$19,240	192	6,157	54	-6,103	1%
Extinguisher cabinets	15	5	\$800	53	533	5	-529	1%



**Silve Tree Mohave  
Percent Funded  
September 2018**

<b>Reserve Component</b>	<b>Est Life</b>	<b>Rmng Life</b>	<b>Est Cost to Replace</b>	<b>Annual Requirement</b>	<b>Appropriation needed 12/31/2018</b>	<b>Amount Funded 12/31/2018</b>	<b>Surplus Deficit</b>	<b>Percent Funded</b>
Landscape - Phase I	25	1	\$20,000	800	19,200	167	-19,033	1%
Landscape - Phase II	25	5	\$20,000	800	16,000	139	-15,861	1%
Landscape - Phase III	25	10	\$20,000	800	12,000	104	-11,896	1%
Controllers	15	2	\$8,000	533	6,933	60	-6,873	1%
Valves	15	1	\$480	32	448	4	-444	1%
Valves	15	2	\$480	32	416	4	-412	1%
Valves	15	3	\$480	32	384	3	-381	1%
Valves	15	4	\$480	32	352	3	-349	1%
Valves	15	5	\$480	32	320	3	-317	1%
Valves	15	6	\$480	32	288	3	-285	1%
Valves	15	7	\$480	32	256	2	-254	1%
Valves	15	8	\$480	32	224	2	-222	1%
Valves	15	9	\$480	32	192	2	-190	1%
Valves	15	10	\$480	32	160	1	-159	1%
Valves	15	11	\$480	32	128	1	-127	1%
Valves	15	12	\$480	32	96	1	-95	1%
Valves	15	13	\$480	32	64	1	-63	1%
Valves	15	14	\$480	32	32	0	-32	1%
Valves	15	15	\$480	32	0	0	0	
Backflow preventers	15	2	\$3,000	200	2,600	23	-2,577	1%
Tree pruning	3	2	\$7,000	2,333	2,333	20	-2,313	1%
Sentry system	30	7	\$5,000	167	3,833	33	-3,800	1%
Exterior paint-6 year	6	1	\$99,360	16,560	82,800	720	-82,080	1%
Exterior paint-12 year	12	7	\$3,200	267	1,333	12	-1,322	1%
Mailboxes	30	24	\$14,000	467	2,800	24	-2,776	1%
<b>TOTAL</b>			<b>2,078,486</b>	<b>108,077</b>	<b>1,230,491</b>	<b>10,696</b>	<b>679,401</b>	<b>1%</b>