



Excellence in Association Management

45529 Ridge Park Drive
Fremont, CA 92590
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August 2022

(For 2022-2023 Budget)

Dear La Cresta Property Owner:

The Board of Directors is preparing for 2022-2023 fiscal year. Please find enclosed the following:

- Annual Policy Statement
- Budget Overview & Insurance Disclosure
- Summary of Association Insurance (Certificate of Insurance)
- Fee Disclosure Statement
- Assessment and Reserve Funding Disclosure Summary
- Reserve Study Summary
- Architectural Review Process Summary
- Rules and Regulations- Includes the Dispute Resolution Procedures

The Board of Directors and the Avalon Management Group remain committed to maintaining the quality of La Cresta Property Owners Association while trying to contain costs without compromising the quality of services. Every effort is being made to make the operation of La Cresta Property Owners Association as efficient as possible.

The assessments for fiscal year 2022-2023 will remain \$175.00 per acre, per year, commencing October 1, 2022, through September 30, 2023. **Note that Assessments are due October 1, 2022, and are considered late after October 15, 2022.**

PLEASE ENSURE YOUR ASSESSMENT PAYMENT IS TO BE MAILED TO:

La Cresta Property Owners Association
c/o: The Avalon Management Group
PO Box 52982
Phoenix, AZ 85072-2982

IF YOU PAY YOUR ASSESSMENTS THROUGH ONLINE BANKING, PLEASE ASK YOUR BANKING INSTITUTION TO MAIL THE PAYMENTS TO P.O. Box 52982, PHOENIX, AZ 85072-2982.

The Board welcomes your attendance at any non-executive Board meeting scheduled for the first Wednesday, monthly; subject to quorum of the board. Executive Session Meetings are scheduled the last Wednesday, monthly, subject to quorum of the Board. Notice and the meeting agenda are posted on the Association's website www.LaCrestaPOA.com or in the owner's portal at least four (4) days prior to Regular Open Session meetings and at least two (2) days prior to Executive Session Meetings. At such meetings, the Board of Directors sets policy, which guides the direction of the Homeowners Association.

Sincerely,

Traci Russell

Traci Russell, CMCA, AMS®
As Agent for the Board of Directors
La Cresta Property Owners Association

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LANDSCAPE & TRAIL MAINT.			
400500	LANDSCAPE MAINT. CONTRACT	\$ 1,200.00	\$ 2.46 \$ 14,400.00
400454	LANDSCAPE MAINT. EXTRAS	\$ 500.00	\$ 1.02 \$ 6,000.00
400515	TREE TRIMMING	\$ 1,166.00	\$ 2.39 \$ 13,992.00
400525	BACKFLOW TESTING & REPAIR	\$ 10.00	\$ 0.02 \$ 120.00
TBD	TRAIL INSPECTIONS	\$ 558.00	\$ 1.14 \$ 6,696.00
TBD	SURVEY	\$ 500.00	\$ 1.02 \$ 6,000.00
400540	TRAIL MAINT. & WEED ABATEMENT	\$ 3,333.00	\$ 6.83 \$ 39,996.00
400541	ROADSIDE TRASH COLLECTION	\$ 750.00	\$ 1.54 \$ 9,000.00
=====			
** Total landscape & Trails Maint. & Repairs		\$ 8,017.00	\$ 16.42 \$ 96,204.00
ROAD/EASEMENT MAINTENANCE			
400545	ROAD REPAIRS	\$ 833.00	\$ 1.71 \$ 9,996.00
400555	DRAIN & SHOULDER MAINT & REPAIRS	\$ 2,083.00	\$ 4.27 \$ 24,996.00
TBD	CULVERT CLEANING/INSPECTION	\$ 4,166.00	\$ 8.53 \$ 49,992.00
400556	ROADSIDE WEED ABATEMENT	\$ 3,200.00	\$ 6.56 \$ 38,400.00
400250	EMERGENCY REPAIR/CLEANUP	\$ 190.00	\$ 0.39 \$ 2,280.00
=====			
** Total Road Maintenance		\$ 10,472.00	\$ 21.45 \$ 125,664.00
CAPITAL IMPROVEMENT			
TBD	FENCE	\$ 3,250.00	\$ 6.66 \$ 39,000.00
=====			
** Total Capital Improvement		\$ 3,250.00	\$ 6.66 \$ 39,000.00
UTILITIES			
400600	WATER	\$ 125.00	\$ 0.26 \$ 1,500.00
400605	ELECTRICITY	\$ 40.00	\$ 0.08 \$ 480.00
=====			
** Total Utilities		\$ 165.00	\$ 0.34 \$ 1,980.00
RESERVE ACCRUAL			
460001	RESERVE CONTRIBUTION	\$ 42,224.00	\$ 86.50 \$ 506,688.00
=====			
** Total Reserve Accrual		\$ 42,224.00	\$ 86.50 \$ 506,688.00
** Total Expenses			
		\$ 85,429.00	\$ 175.00 \$ 1,025,148.00

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La Cresta Property Owners Budget			
	2023-2024		2023-2024
	Monthly Budget	PerAcre	Annual Budget
Income			
300000 ASSESSMENT INCOME	\$ 85,428.50	\$ 175.00	\$ 1,025,142.00
300100 LATE CHARGES	\$ -	\$ -	\$ -
300101 OWNER INTEREST INCOME	\$ -	\$ -	\$ -
300200 COLLECTION FEE INCOME/EXPENSES	\$ -	\$ -	\$ -
300600 AC REVIEW	\$ -	\$ -	\$ -
300305 INTEREST INCOME - SAVINGS	\$ -	\$ -	\$ -
300400 VIOLATION CHARGES	\$ -	\$ -	\$ -
	=====	=====	=====
** Total Income	\$ 85,428.50	\$ 175.00	\$ 1,025,142.00
Expenses			
ADMINISTRATIVE EXPENSES			
400100 INSURANCE	\$ 2,125.00	\$ 4.35	\$ 25,500.00
400105 MANAGEMENT CONTRACT	\$ 8,687.00	\$ 17.80	\$ 104,244.00
400135 RESERVE STUDY	\$ 83.00	\$ 0.17	\$ 996.00
400140 AUDIT/TAX RETURNS	\$ 110.00	\$ 0.23	\$ 1,320.00
400145 ANNUAL MEETING COST	\$ 917.00	\$ 1.88	\$ 11,004.00
400149 ADMINISTRATIVE EXPENSES	\$ 50.00	\$ 0.10	\$ 600.00
400150 PRINTING/SUPPLY	\$ 550.00	\$ 1.13	\$ 6,600.00
400151 POSTAGE	\$ 417.00	\$ 0.85	\$ 5,004.00
400152 NEWSLETTER	\$ -	\$ -	\$ -
400160 TAXES	\$ 125.00	\$ 0.26	\$ 1,500.00
400175 MISC. ADMIN	\$ 83.00	\$ 0.17	\$ 996.00
400177 CHRISTMAS DECORATIONS	\$ 583.00	\$ 1.19	\$ 6,996.00
400181 CORPORATE FILING FEE	\$ 4.00	\$ 0.01	\$ 48.00
400185 MEETING EXPENSES	\$ 200.00	\$ 0.41	\$ 2,400.00
400245 STORAGE UNIT EXPENSE	\$ 250.00	\$ 0.51	\$ 3,000.00
	=====	=====	=====
** Total Admin	\$ 14,184.00	\$ 29.06	\$ 170,208.00
COMMITTEE EXPENSES			
400195 ARCHITECTURAL	\$ 25.00	\$ 0.05	\$ 300.00
400187 BEAUTIFICATION	\$ 125.00	\$ 0.26	\$ 1,500.00
400189 ROADS	\$ 83.00	\$ 0.17	\$ 996.00
400190 COMMUNITY EVENTS	\$ 833.00	\$ 1.71	\$ 9,996.00
400191 NEIGHBORHOOD	\$ 42.00	\$ 0.09	\$ 504.00
TBD GOVERNING DOCUMENTS	\$ 63.00	\$ 0.13	\$ 756.00
400193 TRAILS	\$ 63.00	\$ 0.13	\$ 756.00
	=====	=====	=====
** Total Committee Expenses	\$ 1,234.00	\$ 2.53	\$ 14,808.00
LEGAL & COLLECTION			
400110 LEGAL - GENERAL	\$ 5,417.00	\$ 11.10	\$ 65,004.00
400115 COLLECTION EXPENSES	\$ 100.00	\$ 0.20	\$ 1,200.00
	=====	=====	=====
** Total Legal & Collection	\$ 5,517.00	\$ 11.30	\$ 66,204.00
EASEMENT AREA MAINT. & REPAIRS			
400530 ELECTRICAL SUPPLIES	\$ -	\$ -	\$ -
400548 SIGNAGE	\$ 125.00	\$ 0.26	\$ 1,500.00
400549 CONTINGENCY	\$ 3,333.00	\$ 6.83	\$ 39,996.00
	=====	=====	=====
** Total Easement Area Maint. & Repairs	\$ 3,458.00	\$ 7.08	\$ 41,496.00

LCPOA 2022-2023 BUDGET

TRAIL
BUDGETED
EXPENDITURES

LANDSCAPE & TRAIL MAINT.						
400500	LANDSCAPE MAINT. CONTRACT	\$	1,200.00	\$	2.46	\$ 14,400.00
400454	LANDSCAPE MAINT. EXTRAS	\$	500.00	\$	1.02	6,000.00
400515	TREE TRIMMING	\$	1,166.00	\$	2.39	13,992.00
400525	BACKFLOW TESTING & REPAIR	\$	10.00	\$	0.02	120.00
TBD	TRAIL INSPECTIONS	\$	558.00	\$	1.14	6,696.00
TBD	SURVEY	\$	500.00	\$	1.02	6,000.00
400540	TRAIL MAINT. & WEED ABATEMENT	\$	3,333.00	\$	6.83	39,996.00
400541	ROADSIDE TRASH COLLECTION	\$	750.00	\$	1.54	9,000.00
		=====				
** Total landscape & Trails Maint. & Repairs		\$	8,017.00	\$	16.42	\$ 96,204.00
ROAD/EASEMENT MAINTENANCE						
400545	ROAD REPAIRS	\$	833.00	\$	1.71	9,996.00
400555	DRAIN & SHOULDER MAINT & REPAIRS	\$	2,083.00	\$	4.27	24,996.00
TBD	CULVERT CLEANING/INSPECTION	\$	4,166.00	\$	8.53	49,992.00
400556	ROADSIDE WEED ABATEMENT	\$	3,200.00	\$	6.56	38,400.00
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** Total Capital Improvement		\$	3,250.00	\$	6.66	\$ 39,000.00
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400605	ELECTRICITY	\$	40.00	\$	0.08	480.00
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** Total Utilities		\$	165.00	\$	0.34	\$ 1,980.00
RESERVE ACCRUAL						
460001	RESERVE CONTRIBUTION	\$	42,224.00	\$	86.50	506,688.00
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** Total Reserve Accrual		\$	42,224.00	\$	86.50	\$ 506,688.00
** Total Expenses		\$	85,429.00	\$	175.00	\$ 1,025,148.00

MONEY EAR-MARKED FOR TRAILS

TOTAL:

\$91,692 - \$105,684

OR

9% -10% of the ENTIRE BUDGET