

Year	Note	Last Serviced	DUE DATE	Action	May	June	July	August	Sept	Oct	Nov
Estimated quarterly assessment option					2,000	2,000	2,000	None	500	500	500
7434 HERSCHEL MAINTENANCE Log	ROOF, Rails, Plumbing	2/12/2020 Rick Wagner, HOA, President									
HOA Community Meeting Dates				Unit 9 & 4 Board Members met in							
HOA Assessments-	up to 2019-Then Board assessed members \$500. per month to make termite	\$4,500. per year to manage deferred									
Bookkeeping by Board 4/25/2020 -HIRED-keeping Board as a Self Managed HOA.	Bookkeeping was \$150.00 per month. 4/1/2020 Board hired APS @\$300. per mo	Bookkeeping hired by new 2020 board, Wanner Trin	Hiring a professional property Manager-	our HOA dues from local Girard Ave Chase Bank to paying dues to APS. I.V. NV							
Building Insurance Policy-State Farm	2018-paid \$1,455.00 per quarter										
SDGE											
Water	2019-Water was \$500.00 per month										
Garden-Front and Rear/Common Area Lights	professional gardener in 2019 was \$150.00 per week	2020-Board voted for \$1,000									
Common area Cleaning	was \$35.00 per week										
Front Entry Gate	Bricks?		NOW								
Lobby Door into Garage	Past Due		NOW								
Elevator	Was \$595.00 per quarter 2019										
DOORS , LOCKS and TRASH HANDLES	Past Due Doors not locking			Service doors ASAP,							
Roof Service/Maintenance of Drainage Pipes	5 Years Past Due	2016, 2017, 2018	2019,2020, 2021, 2022, 2023, 2024	Feb 2024 Roof Leak							
PLUMBING/Backflow Testing	PAST DUE	2018									
Hydrex Termite contract											
quarterly roach/mice service was \$90	2018-Then board hired 1/4 service		Roach problem								
HOA Furniture and Plants Common area											
Balcony /Deck Maintenance	Past Due		NOW								
Balcony Iron Paint Maintenance	Past Due	2018	NOW								
Handrails-Going into Garage from Outside/Rear	Wood fell off, now bent	2017	NOW								
Rear Retaining WALL Crumbling	Wall at risk of falling down after Edco truck hit the newly added container with truk on numerous occassions. A huge Pepper Tree was there previously and the wall has been just fine until it was hit with a truck.	2019									
Washer/Dryer + income											
Hot Water Heater	replaced 2018			Hot Water Temperature							
Trash and Recycle	1 dumpster added + 2 x a week empty increased.			2019-Board added 3x service							
Unit Issues-past due	Unreasonable Noise resulted after a non board approved remodel				Remediate Noise						