FONTANA TOWNHOMES
HOMEOWNERS ASSOCIATION

EMERGENCY SPECIAL ASSESSMENT
ROOFING PROJECRT 2026

05 May 2026

Members
Fontana Townhomes
Fontana California

Dear Members

For many years, the Association has maintained the roofs at Fontana Townhomes by making roof repairs utilizing a licensed and insured vendor. From 2023 to 2025 the Association has spent over $200.000.00 trying to keep the Members of Fontana Townhomes dry. It has reached the point that vendor will no longer repair the roofs as the under layers and the tile are failing and can no longer be repaired successfully.

We must replace the roofs. This is an emergency situation and must be completed due to health and safety concerns. The situation is also hazardous as the roofs are no longer reparable and failing. See enclosed excerpt from the Davis Stirling Act referring to **EMERGENCY ASSSESSMENTS.** We have also enclosed photographs of areas of the roof that exist everywhere in the complex.

This is not an easy decision for the Board of Directors as they are also part of the community and must adhere to this decision.

The Association obtained three proposals from licensed and insured vendors – All Right Roofing, LaRocque Better Roofing and Rite-Way Roof Corporation.

The Board of Directors has chosen All Right Roofing to complete this project. The cost of replacing all the roofs including the Club House is $867,474.50. There is an allotment in the proposal for replacing the rotten wood and facia, but it will not be enough as we do not know how much wood needs to be replaced. The **Emergency Assessment** will take this into consideration.

Meridian Property Group
10722 Arrow Rte., Ste 500 – PO Box 869, Rancho Cucamonga, CA 91729-0869
909.941.0201
john@meridianpropertygroup.net

FONTANA TOWNHOMES
HOMEOWNERS ASSOCIATION

Each household will be required to contribute $15,000.00 to complete the roofing project.

The replacement of the roofs will begin in September of 2026. The Members of Fontana Townhomes will be required to have the funds into Meridian Property Group by 31 August 2026. Members can pay the full amount or make as many as four equal (4) payments. Meridian Property Group will set up a special account for this project – all funds must be in this account by 31 August 2026. During May, June, July and August no late fees will be charged on this contribution. If necessary late fees will be charged at the end of August. This **Emergency Assessment** must be paid, or the Association will be required to foreclose on the property for unpaid assessments.

We apologize for any inconvenience this will cause but new roofing must be done to protect the value of your property and the safety of Fontana Townhomes.

If you should have any questions, please contact John G. Murphy at Meridian Property Group at the numbers noted below.

On Behalf of the Board of Directors
Fontana Townhomes
Fontana California

John G. Murphy
Property Manager
Meridian Property Group

Meridian Property Group
10722 Arrow Rte., Ste 500 – PO Box 869, Rancho Cucamonga, CA 91729-0869
909.941.0201
john@meridianpropertygroup.net

EMERGENCY ASSESSMENTS

Large assessment increases and special assessments often require membership approval in accordance with Civil Code section 5605. (*See also "Limitations on Assessment Increases."*) However, those membership approval requirements do not apply to situations where the assessment increase or special assessment is needed for an "emergency situation," which includes any of the following:

- ***Court Order*** – An extraordinary expense required by an order of a court; (*Civ. Code § 5610(a).*)
- ***Personal Health or Safety Threat*** – An extraordinary expense necessary to operate, repair or maintain the development or any part of it for which the association is responsible where a threat to personal health or safety on the property is discovered; (*Civ. Code § 5610(b).*)
- ***Hazardous Condition or Circumstance*** – An extraordinary expense necessary to operate, repair or maintain the development or any part of it for which the association is responsible where a hazardous condition or circumstance on the property is discovered; (*Civ. Code § 5610(b).*)
- ***Unforeseen Expense*** – An extraordinary expense necessary to repair or maintain the development or any part of it for which the association is responsible, where such expense "could not have been reasonably foreseen by the board in preparing and distributing the annual budget report under Section 5300." (*Civ. Code § 5610(c).*)

Unforeseen Expense; Board Resolution Requirement

Where a board seeks to impose an emergency assessment for an unforeseen expense pursuant to Civil Code section 5610(c), the board must first "pass a resolution containing written findings as to the necessity of the extraordinary expense involved and why the expense was not or could not have been reasonably foreseen in the budgeting process." (*Civ. Code § 5610(c).*) The resolution must be distributed to the members with the notice of assessment required by Civil Code section 5615. (*Civ. Code § 5610(c).*)






eave





