**HOA FAQ’s**

1.         HOA Dues - **$597.00**

a.         Any plans to increase the dues in the next 6 months?

**For now no approved plans, however HOA may decided to increase slightly as they are planning to perform the balcony visuals as per SB326**

2.            Does the HOA include Earthquake Insurance? **Yes**

3.            What is included in the HOA? **Common Area, Water, Electricity, Gardening, Trash, General**

 **Liability and Maintenance**

4.            Is it VA or FHA approved? **Not FHA approved** (<https://entp.hud.gov/idapp/html/condo1.cfm>),

 **Unknown on the VA**

5.            What are the current reserves? **$47,406 as of May 2024.**

6.            What portion of the monthly fees are allocated towards the reserves? **Aprx 20%**

7.            Any scheduled projects? **SB326**

8.            Recent projects that were completed? – **Roof replaced in 2022, garage gates and front entry**

**system in 2024, new pipes throughout the garage area, new garage gates, fixed all rain leaks**

**throughout the building, the elevator is well maintained, brand new automatic door entrance (door bird)**

9.            Any scheduled assessments?

**No, unless anything that may come up for the SB326, we would review who is responsible per CC&R and then make a formal decision.  For now no official assessments.**

10.          Any current litigation? **No**

11.          Any delinquencies?  **Not aware of any**

12.          Current Owner to Rental ratio? **100% owner occupied**

13.          Pet Policy? **No animal over 75lbs, Breed restrictions, animal over 50lbs will need board**

 **approval (Ask for Pet Policy document)**

14.          Short Term rental policy? **Follow state law and no rentals less than 30 days , contact**

 **management company**

15.          Do you have an architectural committee if the future buyer would like to renovate? If yes, what

 is the process? **No we don’t but our place is ran well by the HOA board, respecting all**

 **legitimate requests**16.          Best contact for the lender to request docs and questionnaires?

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