**2222-A VOORHEES AVE**

**REDONDO BEACH, CA**

**Renovations & Improvements**

HOA Responsibilities

* 2020: Exterior window trim repainted and damaged wood was replaced
* 2019: Exterior repainted and damaged wood was replaced
* 2019: Driveway brick ribbons were entirely replaced
* 2011: New roof
* 2009: Replaced perimeter fencing with vinyl wall
* 2006: New garage door & opener
* 2005: Exterior repainted and damaged wood was replaced

Homeowner Improvements

* 2020: New carpet upstairs and on stairs
* 2020: Repainted entire interior (including closets)
* 2020: New bathroom fixtures
* 2020: New designer lighting interior & exterior
* 2020: New door hardware (front and door interior doors)
* 2020: New modern-style wall sockets
* 2020: New RING doorbell
* 2020: Replaced damaged exterior wood in upstairs balcony & in less visible areas
* 2019: New kitchen microwave
* 2018: New water heater
* 2017: New garage door opener

As of August 2020

**Advantages of 2222 Voorhees Ave**

* Excellent relationship between units A&B; neighbor in unit B is a good neighbor, desires to keep the property well maintained, and reliably pays the monthly dues.
* Monthly dues are $175.
* HOA bank account has about $1,100 as of early November, and property insurance is paid through Fall 2020.
* There are no major projects that the HOA needs to complete in the foreseeable future.
* The HOA pays for property insurance (State Farm), bi-monthly pest control, annual termite control, and weekly landscaping services.
* The neighborhood is quiet, and disruptions are rare.
* The street is a good “walking street”, and people walk up and down the street at all times of day and evening; there is a north-south bike path/pedestrian path 4 blocks to the east.
* There is a Beach Cities Transit stop at the corner, and two transit lines operate on Artesia Blvd, 4 blocks away; a Metro Green Line station is just over one mile away and a Beach Cities Transit line runs to/from the station from the corner of Voorhees & Vail.