

1351 N Curson Ave #PH1

HOA & Unit Q&A

Disclaimer: The information provided below has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. This information should be obtained through independent verification by the buyer. Buyer to do their own due diligence for accuracy of all info regarding size, bedroom count, schools, building rules and restrictions, etc.

1. What are the current HOA dues? \$495.31/month
2. What do the HOA dues cover? Water, sewer, trash, earthquake insurance
3. What is the current HOA cash reserve amount? The HOA currently has \$10,873 (the reason why it's low is because the HOA just paid in full the renewal of the master insurance policy last week for \$15,475)
4. Does the HOA cover termite repairs? Yes
5. Is there any litigation on the HOA? No
6. Does any owner own more than 1 unit in the building? No
7. Are there any special assessments coming up? No
8. When was the last time the roof was updated? 2023
9. Are there any pet restrictions? There are no breed or weight restrictions on pets, just that they be conventional household pets and not an unreasonable number
10. Are there any rental restrictions? Lease must be for a minimum of 30 days and not for hotel or transient purposes (No Airbnb)
11. Is the HOA self-managed or is there an outside management company? HOA Premier Management
12. Does the HOA cover Earthquake Insurance? Yes
13. What is the process with getting an EV charger installed? As long as the charger is confined to your parking space, is connected to your unit's electric meter, and installed by a licensed & insured electrician, then I doubt the board would have a problem with the buyer installing a charger for their vehicle. They should submit a proposal to the Board for them to approve prior to having a charger installed