

SAN LORENZO VILLAGE HOMEOWNER ASSESSMENTS

WHERE DO THEY COME FROM? Assessments are authorized by Covenants Conditions & Restrictions (CC&Rs). These CC&Rs limit the use of your property by defining rules and regulations and associated enforcement provisions. You automatically belong to the Association because the original developer sold the property "subject to recorded CC&Rs".

HOW MUCH ARE THEY? The Assessments for 2011 are \$100.00

HOW HIGH CAN THEY GO? Current legislation allows Associations a 20% annual increase in assessments, plus a 5% special assessment on an annual basis. The Board publishes a preliminary budget in the March newsletter so that homeowners have a chance to review information, discuss and subsequently comment on the budget before the Board adopts the final budget at the April meeting.

WHAT DO I GET FOR MY ASSESSMENT? Assessments provide the following services to Members:

- 1) Street sweeping of 90 curb miles in the Village. This occurs weekly in the fall and winter; bi-weekly in the spring and summer.
- 2) CC&R enforcement in order to maintain property values -Staff drives by Village properties as well as fields complaints of properties. Upon inspection they send out notification to homeowners whose properties are out of compliance. They refer repeated violators to board hearings, collections, attorney and/or court action, to assist in preserving community values. Staff maintains a database of all complaints and violation actions.
- 3) Act as an information and referral center for all residents—field questions and make referrals to appropriate agencies.
- 4) Act as a mediator in resolving minor neighborhood disputes.
- 5) Architectural plan approval and enforcement.
- 6) Publication of our bi-monthly newsletter to inform homeowners of events, special meetings, policy changes, county events, etc in the village.
- 7) Maintain a website for members;
- 8) Provide maintenance of Association offices, community center, tot playground and oversee the nine acre little league park.
- 9) Staff and coordinate special children's events for San Lorenzo such as: the Annual Halloween Party and parade extravaganza; the Annual Winter-fest-tree lighting ceremony that hosted free pictures with Santa; The Homes Association's 50th and 60th Anniversary events that included craft, games and business booths-free to the public;
- 10) Work with title companies on the sale of homes in the Village. Processing and forwarding of documentation to new owners which includes a packet of By-laws, CC&Rs, financial information, street sweeping schedule, twelve months of Association minutes and other pertinent information for the new owner about the Association;
- 11) Coordinate with county agencies to review both commercial and residential development and County policies and procedures in and around the Village Area.
- 12) Board Members, and/or the Administrator represent the Association on the following committees: Board of Supervisors Unincorporated Meeting; Economic Development Committee; Ordinance Review Committee; Eden Area Redevelopment Committee; COP Shop; EALI Governance Committee, Oakland Airport Noise Forum; Eden Area Youth Collaborative; Alameda County Budget Committee; Sheriff's Advisory Committee; San Lorenzo School District Board Meetings; San Lorenzo Little League; League of Women Voters; Alameda Co. Tree Advisory Board; San Lorenzo Theater Association; Alameda Co. Board of Zoning Adjustments;

Alameda Co. Planning Commission; San Lorenzo Library Advisory Committee; the San Lorenzo Specific Plan Committee, and Design Standards Committee.

WHEN ARE THEY DUE? The assessment is due January 1st and is delinquent February 1st each year. If delinquent, there is a late charge of \$10 and the unpaid balance is charged interest at the rate of 6% per annum. Property liens may be filed by June on all unpaid assessments. Any such lien will be released upon payment plus the cost of filing the lien, the cost of the suit and reasonable attorneys' fees.