

# **Annual Budget Report (Required Civil Code Sec. 4525)**

## **Mondrian Homeowners Association**

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# Mondrian Homeowners Association

## IMPORTANT 2022 BUDGET DOCUMENTS

**Please note that effective January 1, 2022, your regular assessment payment amount will change.**

**Your new assessment is \$358 per unit per month effective January 1, 2022.**

**Your attention is required as follows:**

### **Action Required:**

- If you mail your payment or pay via your own bank's bill pay system, you will need to update the amount paid.
- If you set up recurring payments for a **fixed amount** using one of our online payment options, you will need to update your payment amount.

### **No Action Required:**

- If you were previously set up for automatic payments (ACH) with Common Interest, you do not need to take any action as your automatic payment will be updated for you.

**For questions, contact [accounting@commoninterest.com](mailto:accounting@commoninterest.com).**



# Mondrian Homeowners Association

c/o Common Interest Management Services  
262 E Hamilton Avenue, Suite D, Campbell, CA 95008  
Phone (408) 370-9902

October 29, 2021

RE: 2022 Annual Budget Report and Annual Policy Statement

Dear Homeowner(s):

Each year the Board of Directors is required by law to prepare and distribute an Annual Budget Report and Annual Policy Statement for the upcoming year. A copy of these documents and other pertinent information for the 2022 fiscal year are enclosed for your review.

The Annual Budget Report includes a pro-forma operating budget which shows an estimate of revenues and expenses for the upcoming year. Based on this budget, assessments for individual property owners may be subject to change.

**The monthly assessment for 2022 will increase to \$358 per unit effective January 1, 2022. This assessment increase is due to rising utility costs and anticipated maintenance issues and attendant costs.**

The Annual Budget Report also includes the following items: Reserve Study (including a summary of current reserves, a funding plan for future reserve contributions and procedures used to calculate reserve requirements); Budget Disclosures (including statements regarding deferral of major component repairs, anticipated special assessments or outstanding loans, if any); Insurance Summary; and Assessment and Reserve Funding Disclosure Summary.

The Annual Policy Statement contains important information pertaining to the Association, including General Information (management company contact information, how members may receive notices and meeting minutes, etc.), Notice of Assessments and Foreclosure, Assessment Collection Policy, Member Discipline and Fine Policy, Dispute Resolution Procedures, Architectural Guidelines, How to Pay Assessments and/or other documents the Board has determined to be appropriate for inclusion.

Any questions about the enclosed documents should be directed to your Community Association Manager, Frank Alioto, at (408) 370-9902, ext. 415 or via email at [falioto@commoninterest.com](mailto:falioto@commoninterest.com).

Best Regards,

Frank Alioto, CCAM  
On behalf of the Board of Directors  
Mondrian Homeowners Association

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# Mondrian Homeowners Association

## 2022 Annual Budget

	Annual	Monthly	Per Unit* (151)
<b>Income</b>			
<b>Income</b>			
40000 - Assessments	648,697.00	54,058.08	358.00
<b>Total Income</b>	<b>648,697.00</b>	<b>54,058.08</b>	<b>358.00</b>
<b>Total Income</b>	<b>648,697.00</b>	<b>54,058.08</b>	<b>358.00</b>
<b>Expense</b>			
<b>Administrative Expenses - Insurance</b>			
51010 - Blanket Insurance	44,402.00	3,700.17	24.50
<b>Total Administrative Expenses - Insurance</b>	<b>44,402.00</b>	<b>3,700.17</b>	<b>24.50</b>
<b>Administrative Expenses - Taxes &amp; Fees</b>			
53000 - State & Federal Taxes	411.00	34.25	.23
53200 - License & Permit Fees Expense	1,292.00	107.67	.71
<b>Total Administrative Expenses - Taxes &amp; Fees</b>	<b>1,703.00</b>	<b>141.92</b>	<b>.94</b>
<b>Administrative Expenses - Professional Fees</b>			
54000 - Legal Fees	1,300.00	108.33	.72
54020 - Legal - Collection Fees	500.00	41.67	.28
54200 - Annual CPA Tax & AFR Preparation	1,415.00	117.92	.78
54400 - Reserve Study	425.00	35.42	.23
<b>Total Administrative Expenses - Professional Fees</b>	<b>3,640.00</b>	<b>303.33</b>	<b>2.01</b>
<b>Administrative Expenses - Management Expenses</b>			
55000 - Management & Accounting Services	50,400.00	4,200.00	27.81
55050 - Management/Administrative Extras	550.00	45.83	.30
55300 - Annual Record & Vendor Management	1,178.00	98.17	.65
<b>Total Administrative Expenses - Management Expenses</b>	<b>52,128.00</b>	<b>4,344.00</b>	<b>28.77</b>
<b>Administrative Expenses - Office &amp; Meeting Expenses</b>			
56110 - Postage	2,600.00	216.67	1.43
56120 - Copies	4,102.00	341.83	2.26
56300 - Website Expense	720.00	60.00	.40
56750 - Meeting Facility Expense	700.00	58.33	.39
56800 - Miscellaneous Admin	2,500.00	208.33	1.38
<b>Total Administrative Expenses - Office &amp; Meeting Expenses</b>	<b>10,622.00</b>	<b>885.17</b>	<b>5.86</b>
<b>Administrative Expenses - Contributions</b>			
59000 - Reserve Contribution	258,090.00	21,507.50	142.43
<b>Total Administrative Expenses - Contributions</b>	<b>258,090.00</b>	<b>21,507.50</b>	<b>142.43</b>
<b>Safety &amp; Security - Access Control</b>			
60600 - Security Contract	8,890.00	740.83	4.91
<b>Total Safety &amp; Security - Access Control</b>	<b>8,890.00</b>	<b>740.83</b>	<b>4.91</b>

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# Mondrian Homeowners Association

## 2022 Annual Budget

	Annual	Monthly	Per Unit* (151)
<b>Safety &amp; Security - Life Safety</b>			
61300 - Fire Sprinkler System Maintenance	32,405.00	2,700.42	17.88
61320 - Fire System Repairs	9,000.00	750.00	4.97
<b>Total Safety &amp; Security - Life Safety</b>	<b>41,405.00</b>	<b>3,450.42</b>	<b>22.85</b>
<b>Grounds Maintenance - Landscape Maintenance</b>			
62000 - Landscape Contract	48,000.00	4,000.00	26.49
62200 - Landscape Extras	2,000.00	166.67	1.10
62300 - Tree Trimming & Maintenance	1,000.00	83.33	.55
62900 - Irrigation/Backflow Repairs	9,500.00	791.67	5.24
62910 - Backflow Prevention Test	9,000.00	750.00	4.97
<b>Total Grounds Maintenance - Landscape Maintenance</b>	<b>69,500.00</b>	<b>5,791.67</b>	<b>38.36</b>
<b>Grounds Maintenance - Other Grounds Maintenance</b>			
63000 - Street Maintenance	1,500.00	125.00	.83
63500 - Storm Drain Maintenance	1,500.00	125.00	.83
<b>Total Grounds Maintenance - Other Grounds Maintenance</b>	<b>3,000.00</b>	<b>250.00</b>	<b>1.66</b>
<b>General Repairs &amp; Maintenance - Pest Control</b>			
64000 - Pest Control	14,000.00	1,166.67	7.73
<b>Total General Repairs &amp; Maintenance - Pest Control</b>	<b>14,000.00</b>	<b>1,166.67</b>	<b>7.73</b>
<b>General Repairs &amp; Maintenance</b>			
65000 - General Maintenance	2,500.00	208.33	1.38
65040 - Janitorial Contract	6,960.00	580.00	3.84
65140 - Janitorial Supplies	2,360.00	196.67	1.30
65300 - Light Maintenance Contract	8,400.00	700.00	4.64
<b>Total General Repairs &amp; Maintenance</b>	<b>20,220.00</b>	<b>1,685.00</b>	<b>11.16</b>
<b>Mechanical Repairs &amp; Maintenance</b>			
66400 - Plumbing Repairs	1,000.00	83.33	.55
<b>Total Mechanical Repairs &amp; Maintenance</b>	<b>1,000.00</b>	<b>83.33</b>	<b>.55</b>
<b>Building Repairs &amp; Maintenance</b>			
67600 - Roof Repairs	2,000.00	166.67	1.10
<b>Total Building Repairs &amp; Maintenance</b>	<b>2,000.00</b>	<b>166.67</b>	<b>1.10</b>
<b>Amenities &amp; Events</b>			
68000 - Pool & Spa Maintenance Contract	5,871.00	489.25	3.24
68020 - Pool & Spa Supplies and Repairs	4,575.00	381.25	2.52
<b>Total Amenities &amp; Events</b>	<b>10,446.00</b>	<b>870.50</b>	<b>5.76</b>

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# Mondrian Homeowners Association

## 2022 Annual Budget

	Annual	Monthly	Per Unit* (151)
<b>Utilities</b>			
70200 - Telephone	8,000.00	666.67	4.42
70300 - Gas Service	16,000.00	1,333.33	8.83
70400 - Electricity Service	25,061.00	2,088.42	13.83
70500 - Water & Sewer	58,590.00	4,882.50	32.33
<b>Total Utilities</b>	<b>107,651.00</b>	<b>8,970.92</b>	<b>59.41</b>
<b>Total Expense</b>	<b>648,697.00</b>	<b>54,058.08</b>	<b>358.00</b>

( Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)\*



# Mondrian Homeowners Association

## 2022 Annual Budget Report and Policy Statement

### Important Information – Please Read

#### **Association Information**

The Mondrian Homeowners Association (“Association”) is a nonprofit mutual benefit corporation formed to operate and manage the Association’s affairs.

The Association consists of 151 separate interests plus common areas. It is governed by a volunteer Board of Directors elected by the membership. The fiscal year commences January 1 and ends on December 31 of each year.

#### **Management Company Information**

The Association, through the Board, has engaged a professional management company to assist in carrying out its legal responsibilities. Our management company is Common Interest Management Services located at 262 E. Hamilton Ave., Ste. D, Campbell, CA 95008. Our manager is Frank Alioto, and he can be reached at 408-370-9902, ext. 415 or by e-mail at falioto@commoninterest.com. Office hours are Monday through Friday, 8:30 AM to 4:30 PM.

#### **Pro-forma Operating Budget**

Each fiscal year, the Association is required to prepare a pro-forma operating budget showing the estimated revenue and expenses on an accrual basis for the upcoming year. This budget is used to determine the per unit assessments that are collected from each property owner. The Board of Directors has reviewed and approved this budget, and has determined that the monthly assessment for 2022 will increase to \$358 per unit.

#### **Reserve Study Summary**

The Annual Budget Report includes a Reserve Study that was prepared by an independent professional organization which the Board believes is reasonably competent. A full study (with site inspection) is prepared every three years, reviewed and adopted by the Board of Directors, and updated annually as needed. The Study includes the current estimated cost, estimated remaining life and estimated useful life of major common area components; the current estimate of the total annual reserve contribution necessary to repair, replace, restore or maintain these components;

and the current amount of reserves actually set aside for this purpose. The Study also shows the percentage difference between the estimated cost to repair, replace, restore or maintain major components and the actual amount of reserves set aside, as well as the current deficiency (if any) in reserve funding expressed on a per unit basis.

#### **Reserve Funding Plan**

The Reserve Study includes a Reserve Funding Plan adopted by the Board of Directors that indicates how the Association plans to fund the contributions necessary for the repair and replacement of all major common area components with an expected remaining life of 30 years or less.

#### **Procedures for Calculating Reserves**

The Reserve Study includes a statement of the procedures used for the calculation and establishment of the reserves needed to pay for the future repair and replacement of those components that the Association is obligated to maintain. Calculation of the amount of reserves needed to be accumulated for a component at a given time is based on the current cost of the replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component.

#### **Assessment and Reserve Funding**

##### **Disclosure Summary**

The Annual Budget Report includes a copy of the current Assessment and Reserve Funding Disclosure Summary as completed by the Reserve Study preparer pursuant to Civil Code Section 5570.

#### **Deferral of Component Repairs**

If the Board of Directors decides to defer or not undertake the repair or replacement of any major common area component with an expected remaining life of 30 years or less, the Board must disclose the justification for such a decision. As of the date of this report, the Board has not made any formal decisions to defer or not undertake the repair or replacement of any major common area components.

### **Special Assessments**

If the Board of Directors has determined or anticipates that the levy of one or more special assessments will be required to repair, replace, restore or maintain major common area components or to provide adequate reserves to fund such items, the Association must distribute a statement including the estimated amount, commencement date and duration of the special assessment. As of the date of this report, the Board does not anticipate that a special assessment will be required.

### **Outstanding Loans**

If the Association has any outstanding loans with an original term of more than one year, the Association must distribute a statement including the payee, interest rate, amount outstanding, annual payment and when the loan is scheduled to be retired. As of the date of this report, there are no outstanding loans for this Association.

### **Insurance Disclosure Summary**

The Annual Budget Report includes a current Insurance Disclosure Summary of the Association's property, general liability and fidelity insurance (and/or earthquake, flood or workers' compensation insurance if applicable). This Disclosure Summary includes the name of the insurer, the type of insurance, the policy limit and the amount of the deductible.

**This Summary of the Association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any Association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the Association maintains the policies of insurance specified in this summary, the Association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance brokers or agent for appropriate additional coverage.**

### **Association's Designated Recipient**

The Association has designated Common Interest Management Services to receive official communications to the Association pursuant to Civil Code Section 4035. Members may submit official communications to the Association by personal delivery (including U.S. Mail) and/or e-mail to Common Interest Management Services at the mailing address and/or email address listed under Management Company Information.

### **Right of Notice to Two Addresses**

Members of the Association may submit a request to have general notices sent to up to two different specified addresses pursuant to Civil Code Section 4040(b). Note that billing statements and election ballots will only be sent to the member's primary address.

### **General Notice Location and Distribution**

The Association may post notices of a general nature at the following location: Mailboxes. Notices may also be distributed as follows: via email.

### **General Notice - Individual Delivery**

If a member requests to receive general notices by individual delivery, all general notices given to that member shall be delivered pursuant to Civil Code Section 4040.

### **Board of Directors Meetings**

Board of Directors Meetings are normally held Quarterly via Zoom. All Association members are welcome to attend.

### **Right to Receive Board Minutes**

The minutes, minutes proposed for adoption that are marked as draft status, or a summary of the minutes, of any meeting of the Board of Directors, other than an executive session, shall be available to members within 30 days of the meeting. The minutes, proposed minutes or summary minutes shall be distributed to any member of the Association upon request and upon reimbursement of the Association's costs for making that distribution, pursuant to Civil Code Section 4950. Members may submit a written request for copies of minutes to Common Interest Management Services at the mailing address listed under Management Company Information.

Meeting minutes are also posted at the following location: online or by request.

### **Notice of Assessments/Foreclosure**

The Annual Policy Statement includes a Notice of Assessments and Foreclosure pursuant to Civil Code Section 5310. This Notice outlines some of the rights and responsibilities of owners in common interest developments and the associations that manage them.

### **Assessment Collection Policy**

The Annual Policy Statement includes a copy of the Association's Assessment Collection Policy, which describes the policies and practices in enforcing the Association's lien rights or other legal remedies for default in the payment of assessments.

### **Enforcement of Governing Documents and Monetary Policy Schedule**

All members, residents and guests are obligated to abide by the Governing Documents. The Association encourages each member to review the CC&Rs, Bylaws, Articles and all Rules and to attend board or committee meetings to learn more about the requirements of the Governing Documents. The Association's goal is to assist members, residents and guests in complying with the Governing Documents to promote an enjoyable, safe community beneficial to all.

In the event of a perceived violation of the Governing Documents, the Association will investigate and determine whether and what type of action is warranted (if any). Association action includes scheduling a hearing to consider imposing fines and/or penalties. At least 10 days' prior notice of a hearing (at which fines and/or penalties will be considered) shall be given to a Member, who may attend and respond to the notice and potential fine and/or penalty as set forth more specifically in the Governing Documents. A fine and/or penalty may be imposed regardless of whether the Member attends the hearing.

In addition to fines and other penalties, the Board may, following a hearing, impose a "special purpose" assessment to recover the cost of performing or enforcing any responsibility which would otherwise be the responsibility of a Member to perform under the Governing Documents.

Fines and special purpose assessments may be recovered in any matter permitted by law.

### **Fine Policy**

The Annual Policy Statement includes a copy of the Association's Fine Policy which includes a schedule of monetary penalties for violations of the Governing Documents pursuant to Civil Code Section 5850.

### **Dispute Resolution Procedures**

California law provides a means by which Members and the Association can engage in mediation, arbitration or other forms of dispute resolution with respect to disputes arising under the Nonprofit Mutual Benefit Corporation Law (Part 3 commencing with Section 7110) of Division 2 of Title 1 of the Corporations Code), enforcement of the Governing Documents and the Davis-Stirling Common Interest Development Act. Generally, Civil Code Section 5965 requires parties to request mediation or arbitration before filing a lawsuit to enforce the governing documents with certain exceptions. Mediation, arbitration and other techniques other than litigation intended to resolve disputes are referred to as alternative dispute resolution ("ADR"). ADR involves use of a neutral party to assist the parties in reaching a dispute without litigation. If litigation results, the prevailing party is entitled to an award of reasonable attorney fees and costs.

California law requires a common interest development to make the following disclosure:

Failure of a member of the association to comply with the alternative dispute resolution requirements of Section 5930 of the Civil Code may result in the loss of the member's right to sue the association or another member of the association regarding enforcement of the governing documents or the applicable law.

Civil Code Section 5920 also requires a common interest development to describe its internal dispute resolution procedure. That procedure, unless another is adopted, is as follows:

(a) Fair, reasonable, and expeditious

(b) Either party to a dispute within the scope of this article may invoke the following procedure:

(1) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.

(2) A member of an association may refuse a request to meet and confer. The Association may not refuse a request to meet and confer.

(3) The Association's board of directors shall designate a member of the board to meet and confer.

(4) The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute.

(5) A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association.

(c) An agreement reached under this section binds the parties and is judicially enforceable if both of the following conditions are satisfied:

(1) The agreement is not in conflict with the law or the governing documents of the common interest development or association.

(2) The agreement is either consistent with the authority granted by the board of directors to its designee or the agreement is ratified by the board of directors.

(d) A member of the Association may not be charged a fee to participate in the process.

### **Overnight Payment of Assessments**

The Annual Policy Statement includes a "How to Pay My Assessment" flyer which provides the mailing address for overnight payment of assessments pursuant to Civil Code Section 5655.

### **Architectural Guidelines & Procedures**

The Annual Policy Statement includes a summary of the Association's requirements for approval of a physical change to property, describing the types of changes that require Association approval and including a copy of the procedure used to review and approve (or disapprove) a proposed change. An Architectural Application is also attached.

## **FHA Certification Disclosure**

California law (Civil Code Section 5300(b)) requires the following statement describing the status of the common interest development as a Federal Housing Administration (FHA)-approved condominium project pursuant to FHA guidelines, including whether the common interest development is an FHA-approved condominium project. The statement shall be in at least 10-point font on a separate piece of paper and in the following form:

Certification by the Federal Housing Administration may provide benefits to members of an association, including an improvement in an owner's ability to refinance a mortgage or obtain secondary financing and an increase in the pool of potential buyers of the separate interest.

This common interest development is a condominium project. The association of this common interest development is not certified by the Federal Housing Administration.

For current information on whether or not a common interest development is certified by the Federal Housing Administration, please visit the following website:

<https://entp.hud.gov/idapp/html/condlook.cfm>



## **VA Certification Disclosure**

California law (Civil Code Section 5300(b)) requires the following statement describing the status of the common interest development as a federal Department of Veterans Affairs (VA)-approved condominium project pursuant to VA guidelines, including whether the common interest development is a VA-approved condominium project. The statement shall be in at least 10-point font on a separate piece of paper and in the following form:

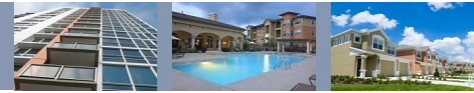
Certification by the federal Department of Veterans Affairs may provide benefits to members of an association, including an improvement in an owner's ability to refinance a mortgage or obtain secondary financing and an increase in the pool of potential buyers of the separate interest.

This common interest development is a condominium project. The association of this common interest development is not certified by the federal Department of Veterans Affairs.

For current information on whether or not a common interest development is certified by the federal Department of Veterans Affairs, please visit the following website:

<https://vip.vba.va.gov/portal/VBAH/Home>

# SMA RESERVES



## **Mondrian Homeowners Association**

Reserve Study Update  
With On-site Visual Inspection

September 28, 2021

**Reserve Study for Fiscal Year:  
01/01/2022 through 12/31/2022**

**SMA RESERVES**

2059 Camden Ave. Suite 151  
San Jose, CA 95124  
PH: (408) 306-0145  
[www.smareserves.com](http://www.smareserves.com)

The following reserve study assessment is based upon information and data available to us during the course of the study. Factual information provided by the association, managing agent, and association contracted service providers, regarding past or current reserve projects, financial data, physical characteristics, component quantities, or historical issues are assumed to be correct and complete. The initial reserve fund cash balance is derived from the Association's balance sheet as provided by the Association or managing agent. The conclusions and recommendations presented in this report have been based on visual observations and opinion of the reserve inspector at the time of inspection.

### Property Description

Mondrian is a 151 unit condominium development located in Mountain View, CA. Major amenities include a clubhouse and pool.

### Level of Service

This reserve study has been prepared to meet California Civil Code section 5570, and the National Reserve Study Standards published by the Community Associations Institute (CAI).

The level of service performed in this reserve study was a Reserve Study Update with On-site Visual Inspection, in which the following five objectives were performed:

- Component Inventory (verification only)
- Condition Assessment (based on visual inspection)
- Life and Valuation Estimates
- Reserve Fund Status
- Funding Plan

This study is not intended for the purpose of performing quality/forensic analyses, background check of historical records, or an audit or review of a previous reserve study. The on-site inspection is not intended to be a project audit, inspection for compliance with building code and local ordinances, or an inspection on the quality of workmanship. No invasive or destructive testing has been performed as part of this study.

Since no destructive testing was undertaken, this study does not purport to address any latent and/or patent defects, nor does it address any life expectancies, which are abnormally short due to either improper design or installation, or to subsequent improper maintenance. Additionally, any components not accessible to the inspector have been omitted from this study. This study assumes that all components will be properly maintained for the remainder of their life expectancy.

## **Reserve Study Goals and Objectives**

This study has been prepared in two parts: The physical analysis and the financial analysis. The components list, measurements and counts have been taken from the report by SMA Reserves on September 21, 2020. All figures have been checked and components have been added/removed as needed.

The physical analysis is prepared by the reserve study inspector by an on-site visual inspection of the common area components that the Association is obligated to maintain. The physical analysis includes verification of the component inventory, condition assessment, and life and valuation estimates. The component inventory should be relatively stable from year to year although the recommended scope of repair and/or price consideration may vary, depending on condition, maintenance, and economic factors.

The financial analysis is a determination and opinion of the current or projected status of the Association's reserve fund cash balance. The financial analysis includes a reserve funding plan which may have been modified by the Association's board or managing agent as a part of this study. The funding plan included in this report should reflect the Association's anticipated annual reserve contributions and anticipated special assessments, if applicable, as of the date of the report. The funding plan included herein is evaluated based on a cash flow method, whereby contribution to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

The funding goal selected in this report is designed to maintain a minimum threshold balance equal to 5% of the total replacement cost of all components included in the study. The reserve funding plan provides a 5-year reserve fund contribution schedule and anticipated special assessments, if applicable, in order to meet an adequate reserve funding level.

## **Basis for Life Expectancies and Cost Estimates**

Life expectancy and cost estimates are prepared based on information available to the reserve preparer and the individual experience and opinion of the reserve inspector. The basis for opinion may also be derived from bids from local contractors, recent architectural / construction reports, R.S. Means / BNI construction cost data, historical repair costs, and comparative cost data derived by our reserve study analyst.

In preparing this level 2 reserve study update the component inventory, site measurements and quantifications have been imported from the previous reserve study or updated prepared by SMA Reserves dated September 21, 2020. No independent review of these measurements were performed as a part of this study.

The projected life expectancy of the major components and the funding needs of the reserves of the Association are based upon the Association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the Association.

## Status of the Reserve Fund

The status of the reserve fund cash balance is evaluated as either adequate or inadequate. The reserve fund cash balance is considered adequate if the anticipated cash balance of the reserve fund is greater than or equal to a threshold balance of 5% for each year over the next thirty years without the anticipated need for a special assessment or increase greater than inflation.

The Association's current reserve fund cash balance is adequate.

## Agent Involvement

This reserve study was prepared by Paul Solby and reviewed by Erik Sundquist. Paul Solby is SMA's Lead Inspector and a graduate of Boston University School of Management. He has been a California State Licensed Appraiser since 2005 with extensive experience completing replacement cost building and insurance appraisals. Erik Sundquist has been certified as a Reserve Specialist (RS) by the Community Associations Institute (CAI), graduated with highest honors from UC Berkeley, and has over 25 years experience in construction, construction management, estimating, and design.

## Terms and Definitions

**Component:** The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

**Fully Funded:** 100% Funded. When the actual (or projected) Reserve Balance is equal to the Fully Funded Balance.

**Remaining Useful Life (RUL):** Also referred to as “Remaining Life” (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have “zero” Remaining Useful Life.

**Useful Life (UL):** Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

**Project Management and Administration:** It is added to each component to account for additional costs beyond the base component cost such as construction management fees, expansion of project scope, hidden damage, additional association management costs, etc.

**Deferral (DEF):** Deferrals allow an association to extend repairs to a component beyond the recommended useful life.

The accountant's breakout gives a detailed analysis of the associations funding for each component. The following definitions are used.

**Fully Funded Balance (FFB):**  $(\text{Unit Cost} / (\text{Useful Life} - \text{Remaining Life}))$

**Current Fund Balance:**  $(\text{Component's FFB} / \text{sum(FFB)}) * \text{Reserve Balance}$

**Annual Accrual:**  $\text{Current Cost} / \text{Useful Life}$

**Annual Contribution:**  $\text{Component's Annual Accrual} / \text{sum(Annual Accrual)} * \text{Annual Contribution}$

## Mondrian Homeowners Association

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021

### Immediate Needs / Action Items Report

This Immediate Needs / Action Items Report identifies specific items that, in the opinion of the reserve inspector, require immediate attention. Items listed on this report may require the assistance of a project manager, but have not been bid as a part of this reserve study.

The items listed on the next few pages have been either identified as being at the end of their anticipated useful life or were flagged upon visual inspection as needing an immediate repair. It is advised that the manager and board review the following items as soon as possible and discuss an appropriate action for repair.

Note: The items listed in this report were identified during the course of the visual inspection and may not be inclusive of all immediate, non-immediate, or other repair needs in the project.

#### 1. Tot Lot Rubberized Surface



#### Description

The rubberized surface in the "Red" Tot Lot is generally in good condition with 3 yrs. RL. However it has multiple holes that left as is may become larger with increased use creating a potential hazard.

#### Recommended Action

Repair the holes until the surface has reached the end of it's UL in 3 years, at which time the surface should be replaced.

#### Board Action

- ☐ Send to Bid
- ☐ Defer repair recommendation



### Mondrian Homeowners Association

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021

#### 2. Pool & Spa Coping Reseal



**Recommended Action**  
Replaces the joint seal.

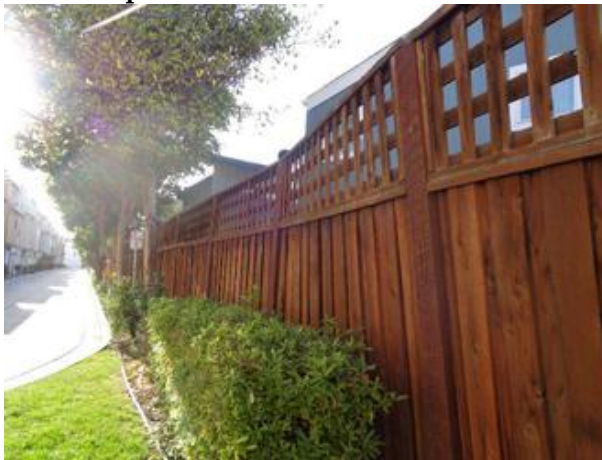
#### Description

The Pool & Spa Coping Joint Reseal components have reached the end of their UL and is missing or worn significantly in areas around the pool and spa.

#### Board Action

- ☐ Send to Bid
- ☐ Defer repair recommendation

#### 3. Wood perimeter fence with lattice.



**Recommended Action**  
Repair the wood fence.

#### Description

The wood fence with lattice along O'keefe way is damaged and in need of repair.

#### Board Action

- ☐ Send to Bid
- ☐ Defer repair recommendation

**Mondrian Homeowners Association**

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

**2022 Anticipated Reserve Projects Schedule**

6	Balcony	Residential Building, Balcony Deck Coating, Resurface	73,843
31	Exterior Surfaces	Wood Components Repair Allowance	20,090
32	Furnishings	Pool Area Chairs	532
33	Furnishings	Pool Area Cocktail Tables	975
34	Furnishings	Pool Area Lounge Chairs	2,553
35	Furnishings	Pool Area Tables	443
36	Furnishings	Pool Area Umbrella	148
43	Interior Surfaces	Pool House Interior, Paint Drywall	563
44	Miscellaneous Building Systems	Sub-Slab Vapor Mitigation System Annual Inspection	4,727
45	Miscellaneous Building Systems	Vapor Mitigation System - Minor Repair Allowance	591
58	Roofing	Roof Inspection/Repair Allowance	5,250
59	Fire & Security Systems	Annual Testing/Repair Fund	5,909
64	Fire & Security Systems	Sprinkler System 5-Year Certification	11,818
70	Fire & Security Systems	Sprinkler System Sprinkler Head Replacement Fund	1,182
81	Lighting	Light Poles at Park and Pathway Areas, Paint	3,521
87	Plumbing	Clubhouse Water Heater	1,182
88	Pool & Spa Mechanical & Electrical Systems	Pool Chlorinator (assumed by prev RS)	650
91	Pool & Spa Mechanical & Electrical Systems	Pool Pump (assumed by prev RS)	2,127
92	Pool & Spa Mechanical & Electrical Systems	Spa Chlorinator (assumed by prev RS)	650
96	Pool & Spa Mechanical & Electrical Systems	Spa Jet Pump (assumed by prev RS)	2,127
97	Pool & Spa Mechanical & Electrical Systems	Spa Pump (assumed by prev RS)	2,127
98	Fencing, Railing, & Walls	Concrete Retaining Wall, 3', Paint	5,312
99	Fencing, Railing, & Walls	Concrete Retaining Walls	4,727
100	Fencing, Railing, & Walls	Low Curb Walls along Moorpark Dr.	4,136
101	Fencing, Railing, & Walls	Low Curb Walls at Moorpark, Paint	486
114	Fencing, Railing, & Walls	Wood Fence at Property Line, Paint	9,042
117	Landscape	Irrigation Distribution System Renovate/Remodel	8,863



## Three Year Projects Summary Report

### Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

118	Landscape	Irrigation System, Repair Fund	1,182
119	Landscape	Planting, Replacement Fund	5,250
120	Landscape	Submit Irrigation Upgrade Plan for Permit	2,954
121	Landscape	Tree Care Allowance	6,300
133	Miscellaneous Site Systems	Metal Trash Bin Containers	5,318
135	Miscellaneous Site Systems	Picnic Table and Bench Combination, Metal	6,854
140	Pavement	Brick Pavers, Repair Fund	14,181
141	Pavement	Concrete Curb and Gutter, Repair Fund	6,382
142	Pavement	Concrete Deck at Pool/Spa, Repair Fund	5,318
143	Pavement	Concrete Paving, Repair Fund	13,000
144	Pavement	Site Walks, Repair Fund	5,318
145	Pavement	Stop Designations	95
146	Pavement	White Striping	694
148	Pool & Spa Site Systems	Pool Coping Joint, Reseal	1,134
152	Pool & Spa Site Systems	Spa Coping Joint, Reseal	337
<b>2022 Total Anticipated Reserve Expenditure</b>			<b>247,891</b>
2022 Total Anticipated Reserve Fund Beginning Cash Balance			2,098,255

### 2023 Anticipated Reserve Projects Schedule

44	Miscellaneous Building Systems	Sub-Slab Vapor Mitigation System Annual Inspection	4,869
45	Miscellaneous Building Systems	Vapor Mitigation System - Minor Repair Allowance	609
58	Roofing	Roof Inspection/Repair Allowance	5,408
59	Fire & Security Systems	Annual Testing/Repair Fund	6,086
70	Fire & Security Systems	Sprinkler System Sprinkler Head Replacement Fund	1,217
118	Landscape	Irrigation System, Repair Fund	1,217
119	Landscape	Planting, Replacement Fund	5,408
121	Landscape	Tree Care Allowance	6,489
<b>2023 Total Anticipated Reserve Expenditure</b>			<b>31,302</b>
2023 Total Anticipated Reserve Fund Beginning Cash Balance			2,126,957

**Mondrian Homeowners Association**

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

**2024 Anticipated Reserve Projects Schedule**

44	Miscellaneous Building Systems	Sub-Slab Vapor Mitigation System Annual Inspection	5,015
45	Miscellaneous Building Systems	Vapor Mitigation System - Minor Repair Allowance	627
58	Roofing	Roof Inspection/Repair Allowance	5,570
59	Fire & Security Systems	Annual Testing/Repair Fund	6,269
70	Fire & Security Systems	Sprinkler System Sprinkler Head Replacement Fund	1,254
118	Landscape	Irrigation System, Repair Fund	1,254
119	Landscape	Planting, Replacement Fund	5,570
121	Landscape	Tree Care Allowance	6,684
<b>2024 Total Anticipated Reserve Expenditure</b>			<b>32,241</b>
2024 Total Anticipated Reserve Fund Beginning Cash Balance			2,395,348

## Reserve Study Financial Summary

### Mondrian Homeowners Association

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021

#### Status of the Reserve Fund as of December 31, 2021

Reserve Fund Cash Balance as of January 31, 2021	1,862,535.68
Anticipated Interest Revenue prior to December 31, 2021	17,043.48
Anticipated Reserve Fund Contribution prior to December 31, 2021	218,675.71
Anticipated Reserve Fund Expenditures prior to December 31, 2021	0.00
<b>Projected Reserve Fund Cash Balance</b>	<b>2,098,254.87</b>
Projected Fully Funded Balance	2,456,736.62
<b>Percent Funded</b>	<b>85%</b>
Average Reserve Fund Surplus / (Deficit) per Member	(2,374.05)

#### Community Information

Fiscal Year Start	January 1, 2022
Fiscal Year End	December 31, 2022
Community Type	Condominium
Number of Units	151
Year Built	2010
Last Inspected	April 11, 2021

#### Five Year - Cash Flow Funding Plan Summary

Fiscal Year Ending	Reserve Contribution	Special Assessment	Percent Funded
2022	258,090	0	82%
2023	278,737	0	80%
2024	301,036	0	79%
2025	325,119	0	77%
2026	351,128	0	77%

#### Computation Parameters

Inflation Rate	3.00%
Interest Rate	1.00%
Threshold Factor	5.00%
Prior Year Fund Contribution	238,972

Summary Notice: This five year funding plan summary is provided in accordance with California Civil Code Section 5570. The full reserve study plan is available and will be provided, by the Association, to any member upon request.

# Cash Flow Funding Plan

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

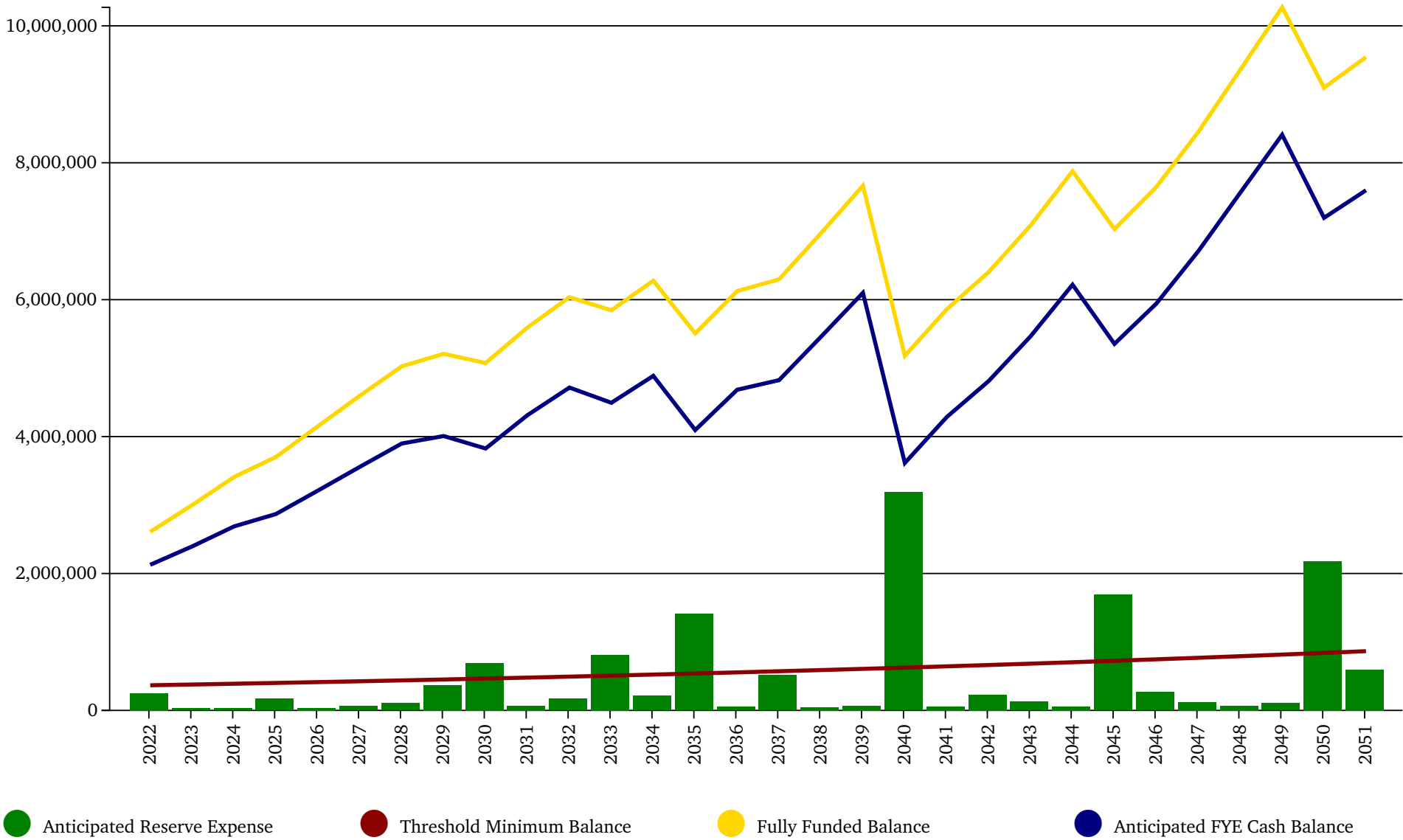
Fiscal Year	Annual Reserve Contribution	Monthly Reserve Assessment	Percent Increase	Anticipated Beginning Balance	Estimated Interest	Anticipated Reserve Expense	Anticipated Special Assessment	Anticipated FYE Cash Balance	Fully Funded Balance	Surplus / Projected (Deficit) of FFB	FYE Percent Funded
2022	258,090	142.43	8.00%	2,098,255	18,504	247,891	0	2,126,957	2,608,969	(482,012)	82%
2023	278,737	153.83	8.00%	2,126,957	20,957	31,302	0	2,395,348	2,998,870	(603,522)	80%
2024	301,036	166.13	8.00%	2,395,348	23,631	32,241	0	2,687,774	3,409,818	(722,044)	79%
2025	325,119	179.43	8.00%	2,687,774	25,186	169,158	0	2,868,921	3,702,695	(833,774)	77%
2026	351,128	193.78	8.00%	2,868,921	28,314	37,530	0	3,210,833	4,150,880	(940,047)	77%
2027	379,218	209.28	8.00%	3,210,833	31,472	63,611	0	3,557,913	4,596,920	(1,039,008)	77%
2028	409,556	226.02	8.00%	3,557,913	34,546	103,331	0	3,898,683	5,027,040	(1,128,357)	78%
2029	442,320	244.11	8.00%	3,898,683	35,304	368,256	0	4,008,052	5,209,151	(1,201,099)	77%
2030	477,706	263.63	8.00%	4,008,052	33,149	693,175	0	3,825,732	5,074,377	(1,248,645)	75%
2031	515,923	284.73	8.00%	3,825,732	37,600	65,712	0	4,313,542	5,594,534	(1,280,991)	77%
2032	531,400	293.27	3.00%	4,313,542	41,435	170,081	0	4,716,297	6,035,864	(1,319,567)	78%
2033	547,342	302.07	3.00%	4,716,297	39,072	809,091	0	4,493,620	5,845,714	(1,352,094)	77%
2034	563,762	311.13	3.00%	4,493,620	42,807	212,960	0	4,887,229	6,277,738	(1,390,509)	78%
2035	580,675	320.46	3.00%	4,887,229	34,802	1,407,054	0	4,095,652	5,507,086	(1,411,434)	74%
2036	598,096	330.07	3.00%	4,095,652	40,452	50,437	0	4,683,763	6,125,339	(1,441,576)	76%
2037	616,038	339.98	3.00%	4,683,763	41,668	516,966	0	4,824,503	6,296,763	(1,472,260)	77%
2038	634,520	350.18	3.00%	4,824,503	47,757	48,768	0	5,458,012	6,971,179	(1,513,167)	78%
2039	653,555	360.68	3.00%	5,458,012	53,927	65,278	0	6,100,217	7,664,895	(1,564,678)	80%
2040	673,162	371.50	3.00%	6,100,217	29,126	3,187,580	0	3,614,926	5,180,006	(1,565,080)	70%
2041	693,357	382.65	3.00%	3,614,926	35,565	58,471	0	4,285,377	5,860,603	(1,575,227)	73%
2042	714,157	394.13	3.00%	4,285,377	40,568	228,574	0	4,811,528	6,403,975	(1,592,447)	75%
2043	735,582	405.95	3.00%	4,811,528	46,831	128,431	0	5,465,510	7,084,884	(1,619,374)	77%
2044	757,650	418.13	3.00%	5,465,510	54,073	58,231	0	6,219,001	7,877,158	(1,658,157)	79%
2045	780,379	430.67	3.00%	6,219,001	45,286	1,690,366	0	5,354,301	7,031,294	(1,676,993)	76%
2046	803,791	443.59	3.00%	5,354,301	50,886	265,666	0	5,943,311	7,647,261	(1,703,950)	78%
2047	827,904	456.90	3.00%	5,943,311	58,220	121,314	0	6,708,122	8,450,750	(1,742,628)	79%
2048	852,741	470.61	3.00%	6,708,122	66,426	65,540	0	7,561,749	9,356,762	(1,795,013)	81%
2049	878,324	484.73	3.00%	7,561,749	74,564	105,307	0	8,409,329	10,270,593	(1,861,263)	82%
2050	904,673	499.27	3.00%	8,409,329	62,284	2,180,941	0	7,195,346	9,096,185	(1,900,839)	79%
2051	931,813	514.25	3.00%	7,195,346	66,004	594,911	0	7,598,253	9,543,070	(1,944,817)	80%

Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021



# Component Inventory Detail Report

## Mondrian Homeowners Association

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>BUILDING SYSTEMS</b>							
<b>Balcony</b>							
1 Balcony Deck & Railing, Major Repair	29	30		1 Fund	200,000.00	5.00%	210,000
<i>This component was added to accommodate future major repairs after significant construction defect repairs in 2021.</i>							
2 Balcony Inspection - SB 326	3	9		1 Fund	20,600.00	5.00%	21,630
<i>This component was added to comply with SB 326. Balcony inspections must be completed by 01/01/2025 and inspected every 9 years thereafter. This is a placeholder pending additional cost data provided by the client. Once received, SMA will update the unit cost. If the HOA is exempt SMA will remove the component.</i>							
3 Glass Screen at Balcony Metal Rails	4	5		1 Fund	1,125.51	5.00%	1,182
<i>Completed as part of the balcony Repair in 2021.</i>							
4 Glass Screen atop Porch Walls	4	5		1 Fund	1,688.26	5.00%	1,773
<i>Completed as part of the balcony Repair in 2021.</i>							
5 Metal Rails at Balconies, Porches, Steps, Paint*	7	8		2512 Ln.Ft.	5.62	15.00%	16,235
<i>Completed in 2021 as part of the construction defect scope of work. Included as part of the \$641,937 spent on exterior painting.</i>							
6 Residential Building, Balcony Deck Coating, Resurface	0	10		7608 Sq.Ft.	8.44	15.00%	73,843
7 Residential Building, Metal Rails, Balconies, Porches/Steps	28	40		2428 Ln.Ft.	84.42	15.00%	235,718
<b>Doors</b>							
8 Pool House Doors, Paint**	7	8		3 Each	140.69	15.00%	485
<i>Completed in 2021 as part of the construction defect scope of work. Included as part of the \$26,586 spent on painting of common area components (all substrates) and "site metal" and all other metal surfaces in the community.</i>							
9 Pool House Metal Louvered Doors, 3'x7'	18	30		3 Each	1,125.51	5.00%	3,545
10 Residential Building, Garage Doors, Paint*	7	8		151 Each	140.69	15.00%	24,431
11 Residential Building, Unit Entry Doors, Paint*	7	8		151 Each	112.55	15.00%	19,544
12 Residential Building, Utility Doors	13	25		120 Each	844.14	15.00%	116,491
13 Residential Building, Utility Doors, Paint*	7	8		120 Each	84.42	15.00%	11,650

# Component Inventory Detail Report

## Mondrian Homeowners Association

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>Exterior Surfaces</b>							
14 Residential Building, Exterior Stucco, Paint*	11	12		403349 Sq.Ft.	1.15	15.00%	533,429
15 Residential Building, Ornamental Window Ledges	28	40		192 Each	168.83	15.00%	37,278
16 Residential Building, Ornamental Window Ledges, Paint*	7	8		192 Each	39.39	15.00%	8,697
17 Residential Building, Roof Overhangs, Paint*	7	8		13304 Ln.Ft.	1.41	15.00%	21,572
18 Residential Building, Window False Shutters - Long	13	25		1234 Each	168.83	15.00%	239,587
19 Residential Building, Window False Shutters - Short	13	25		232 Each	84.42	5.00%	20,565
20 Residential Building, Window False Shutters - Short, Paint*	7	8		232 Each	6.76	15.00%	1,804
21 Residential Building, Window Metal Awnings	28	40		108 Each	731.58	15.00%	90,862
22 Residential Building, Window Metal Awnings, Paint*	7	8		108 Each	39.39	15.00%	4,892
23 Residential Building, Window Side Shutters - Long, Paint*	7	8		1234 Each	13.50	15.00%	19,158
24 Residential Building, Wood Brackets at Garage and Side Entries, Paint*	7	8		206 Each	56.27	15.00%	13,330
25 Residential Building, Wood Brackets at Roof Overhangs, Paint*	7	8		836 Each	39.39	15.00%	37,870
26 Residential Building, Wood Brackets at Windows, Paint*	7	8		120 Each	84.42	15.00%	11,650
27 Residential Building, Wood Trellises	18	30		2940 Sq.Ft.	50.65	15.00%	171,248
28 Residential Building, Wood Trellises at Buildings, Paint*	7	8		2940 Sq.Ft.	3.38	15.00%	11,428
29 Residential Building, Wood Trim at Roof Edges, Windows, Doors, Paint*	7	8		6499 Ln.Ft.	1.12	15.00%	8,371
30 Stucco Repair Allowance	11	12		1 Fund	11,029.98	5.00%	11,581
31 Wood Components Repair Allowance	0	6		1 Fund	19,133.65	5.00%	20,090

# Component Inventory Detail Report

## Mondrian Homeowners Association

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Mountain View, CA

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>Furnishings</b>							
32 Pool Area Chairs	0	6		6 Each	84.42	5.00%	532
33 Pool Area Cocktail Tables	0	12		11 Each	84.42	5.00%	975
34 Pool Area Lounge Cair	0	12		16 Each	151.95	5.00%	2,553
35 Pool Area Tables	0	12		3 Each	140.69	5.00%	443
36 Pool Area Umbrella	0	6		1 Each	140.69	5.00%	148
37 Pool House Drinking Fountain	13	25		1 Each	2,813.77	5.00%	2,954
38 Pool House Exhaust fan	3	15		2 Each	281.38	5.00%	591
39 Pool House Shower Ceramic Tile	28	40		86 Sq.Ft.	28.14	5.00%	2,541
40 Pool House Toilet Partitions	18	30		2 Each	1,125.51	5.00%	2,364
41 Pool House Urinal Screen	18	30		1 Each	506.47	5.00%	532
<b>Interior Surfaces</b>							
42 Pool House Interior Ceramic Tile Walls and Floors	18	30		856 Sq.Ft.	28.14	5.00%	25,292
43 Pool House Interior, Paint Drywall	0	10		553 Sq.Ft.	0.97	5.00%	563
<b>Miscellaneous Building Systems</b>							
44 Sub-Slab Vapor Mitigation System Annual Inspection	0	1		1 Each	4,502.04	5.00%	4,727
45 Vapor Mitigation System - Minor Repair Allowance	0	1		1 Fund	562.75	5.00%	591



# Component Inventory Detail Report

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>Roofing</b>							
46 Pool House Downspouts	18	30		36 Ln.Ft.	9.00	5.00%	340
47 Pool House Gutters	18	30		108 Ln.Ft.	9.00	5.00%	1,021
48 Pool House Roof Tile, Repaper	18	30		655 Sq.Ft.	4.50	5.00%	3,095
49 Pool House Roof Tile, Replace	48	60		655 Sq.Ft.	8.44	5.00%	5,805
50 Residential Building, Chimney Caps	18	30		151 Each	562.75	15.00%	97,722
51 Residential Building, Chimney Caps, Paint*	7	8		151 Each	112.55	15.00%	19,544
52 Residential Building, Downspouts	18	30		17577 Ln.Ft.	9.00	15.00%	181,922
53 Residential Building, Gutters	18	30		10307 Ln.Ft.	9.00	15.00%	106,677
54 Residential Building, Gutters & Downspouts, Paint*	7	8		27884 Ln.Ft.	1.12	15.00%	35,915
55 Residential Building, Spark Arresters	18	30		151 Each	168.83	5.00%	26,768
56 Residential Building, Tile Roof, Replace	48	60		154024 Sq.Ft.	13.50	15.00%	2,391,223
57 Residential Building, Tile Roof, Replace Underlayment	18	30		154024 Sq.Ft.	4.50	5.00%	727,763
58 Roof Inspection/Repair Allowance	0	1		1 Fund	5,000.00	5.00%	5,250

*Completed in 2021 as part of the construction defect scope of work. Roofs were inspected and repaired up to 600 total tiles (20/bldg.) at a cost of \$39,110.*

# Component Inventory Detail Report

**Mondrian Homeowners Association**

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>MECHANICAL &amp; ELECTRICAL SYSTEMS</b>							
<b>Fire &amp; Security Systems</b>							
59 Annual Testing/Repair Fund	0	1		1 Each	5,627.55	5.00%	5,909
60 Exterior Alarm Bells	18	30		60 Each	422.07	5.00%	26,590
61 Fire Alarm Main Panels	18	30		30 Each	5,627.55	15.00%	194,150
62 Pull Stations	18	30		30 Each	196.97	5.00%	6,205
63 Smoke/Heat Detectors in Alarm Panel Closets	13	25		30 Each	365.78	5.00%	11,522
64 Sprinkler System 5-Year Certification	0	5		1 Each	11,255.09	5.00%	11,818
65 Sprinkler System Backflow Preventers	8	20		30 Each	1,688.26	15.00%	58,245
66 Sprinkler System Backflow Preventers	8	20		1 Each	3,657.90	5.00%	3,841
67 Sprinkler System Flow Switches	8	20		90 Each	1,069.24	15.00%	110,666
68 Sprinkler System Gate Valves	8	20		60 Each	1,125.51	15.00%	77,660
69 Sprinkler System Pressure Gauges	8	20		30 Each	506.47	5.00%	15,954
70 Sprinkler System Sprinkler Head Replacement Fund	0	1		1 Fund	1,125.51	5.00%	1,182
71 Transmitter Boxes	18	30		30 Each	844.14	5.00%	26,590

# Component Inventory Detail Report

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>Lighting</b>							
72 15' Street Light Poles with Double Fixtures	13	25		8 Each	2,251.01	5.00%	18,908
73 15' Street Light Poles with Single Fixtures	13	25		27 Each	2,025.92	15.00%	62,905
74 8' Light Poles at Parks and Pathways	13	25		38 Each	619.03	5.00%	24,699
75 Address Signs, Lighted	13	25		302 Each	253.24	15.00%	87,950
76 Clubhouse Recessed Light Fixtures	18	30		5 Each	196.97	5.00%	1,034
77 Clubhouse Vanity Light Fixtures	18	30		3 Each	506.47	5.00%	1,595
78 Globe Lights With Metal Bracket	8	20		7 Each	619.03	5.00%	4,550
79 Light Fixtures at Street Poles	8	20		35 Each	506.47	5.00%	18,613
80 Light Fixtures for Poles at Parks and Pathways	13	25		38 Each	393.93	5.00%	15,718
81 Light Poles at Park and Pathway Areas, Paint	0	6		34 Each	90.04	15.00%	3,521
82 Recessed Lights	18	30		372 Each	196.97	15.00%	84,264
83 Street Light Poles, Paint**	7	8		19 Each	112.55	15.00%	2,459
84 Tree Spot Lights	8	20		15 Each	196.97	5.00%	3,102
85 Walkway Lights At Steps and Ramps	8	20		18 Each	196.97	5.00%	3,723
86 Wall-Hung Cylindrical Lights	13	25		453 Each	393.93	15.00%	205,218
<b>Plumbing</b>							
87 Clubhouse Water Heater	0	12		1 Each	1,125.51	5.00%	1,182

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<b>Pool &amp; Spa Mechanical &amp; Electrical Systems</b>							
88 Pool Chlorinator (assumed by prev RS)	0	5		1 Each	619.03	5.00%	650
89 Pool Filter (assumed by prev RS)	3	15		1 Each	3,095.15	5.00%	3,250
90 Pool Heater (assumed by prev RS)	3	15		1 Each	3,657.90	5.00%	3,841
91 Pool Pump (assumed by prev RS)	0	10		1 Each	2,025.92	5.00%	2,127
92 Spa Chlorinator (assumed by prev RS)	0	5		1 Each	619.03	5.00%	650
93 Spa Coping Tile	18	30		38 Ln.Ft.	28.14	5.00%	1,123
94 Spa Filter (assumed by prev RS)	3	15		1 Each	3,095.15	5.00%	3,250
95 Spa Heater (assumed by prev RS)	3	15		1 Each	3,657.90	5.00%	3,841
96 Spa Jet Pump (assumed by prev RS)	0	10		1 Each	2,025.92	5.00%	2,127
97 Spa Pump (assumed by prev RS)	0	10		1 Each	2,025.92	5.00%	2,127

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<b>SITE SYSTEMS</b>							
<b>Fencing, Railing, &amp; Walls</b>							
98 Concrete Retaining Wall, 3', Paint	0	6		911 Ln.Ft.	5.07	15.00%	5,312
99 Concrete Retaining Walls	0	12		1 Fund	4,502.04	5.00%	4,727
100 Low Curb Walls along Moorpark Dr.	0	12		1 Fund	3,939.28	5.00%	4,136
101 Low Curb Walls at Moorpark, Paint	0	6		150 Ln.Ft.	2.82	15.00%	486
102 Metal Fence and Gate at Heritage Tree, 3'	28	40		144 Ln.Ft.	84.42	5.00%	12,764
103 Metal Fence and Gate at Heritage Tree, Paint**	5	6		144 Ln.Ft.	5.62	15.00%	931
104 Metal Fence at Pool	28	40		258 Ln.Ft.	95.68	5.00%	25,920
105 Metal Fence at Pool, Paint**	5	6		258 Ln.Ft.	8.44	15.00%	2,504
106 Metal Gates at Pool	13	25		4 Each	2,251.01	5.00%	9,454
107 Metal Gates at Pool	8	20		28 Each	619.03	5.00%	18,199
108 Metal Rail, Near Park	13	25		55 Ln.Ft.	84.42	5.00%	4,875
109 Plastic Coated Wire Fence at Mondrian, 6'	28	40		18 Ln.Ft.	50.65	5.00%	957
110 Pool Gates, Paint**	5	6		4 Each	106.92	15.00%	492
111 Site Hand Rails, Paint**	5	6		55 Ln.Ft.	3.38	15.00%	214
112 Wood Fence at Property Line	8	20		980 Ln.Ft.	73.16	15.00%	82,451
113 Wood Fence at Property Line - Good neighbor	8	20		420 Ln.Ft.	39.39	5.00%	17,371
114 Wood Fence at Property Line, Paint	0	6		1399 Ln.Ft.	5.62	15.00%	9,042

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<b>Landscape</b>							
115 Backflow Preventer	8	20		2 Each	3,657.90	5.00%	7,682
116 Irrigation Controllers (assumed smart controllers)	3	15		5 Each	2,025.92	5.00%	10,636
117 Irrigation Distribution System Renovate/Remodel	0	30		1 Fund	8,441.31	5.00%	8,863
118 Irrigation System, Repair Fund	0	1		1 Fund	1,125.51	5.00%	1,182
119 Planting, Replacement Fund	0	1		1 Fund	5,000.00	5.00%	5,250
<i>Fund increased per Board request.</i>							
120 Submit Irrigation Upgrade Plan for Permit	0	30		1 Fund	2,813.77	5.00%	2,954
121 Tree Care Allowance	0	1		1 Fund	6,000.00	5.00%	6,300
<i>Fund increased per Board request.</i>							
<b>Mailbox</b>							
122 Mail Boxes	13	25		160 Each	168.83	15.00%	31,065
123 Outgoing Mail Boxes	13	25		14 Each	196.97	5.00%	2,895
124 Parcel Boxes	13	25		16 Each	281.38	5.00%	4,727
125 Pedestal, Pair	13	25		14 Each	619.03	5.00%	9,100

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<b>Miscellaneous Site Systems</b>							
126 Brick Pilasters at Streets, Site, Pool - Repoint Allowance	18	30		1 Fund	1,688.26	5.00%	1,773
127 Decomposed Granite	3	15		4394 Sq.Ft.	3.38	5.00%	15,594
128 Fire Hydrants, Paint	5	6		9 Each	56.27	15.00%	582
129 Metal Benches at Play and Park Areas, Paint**	5	6		18 Each	84.42	15.00%	1,747
130 Metal Benches, 5', 6', 8'	13	25		18 Each	1,800.81	15.00%	37,277
131 Metal Garbage Containers, Paint**	5	6		6 Each	61.90	15.00%	427
132 Metal Picnic Tables with Benches, Paint**	5	6		4 Each	106.92	15.00%	492
133 Metal Trash Bin Containers	0	25		6 Each	844.14	5.00%	5,318
134 Pet Waste Station	8	20		1 Each	675.31	5.00%	709
135 Picnic Table and Bench Combination, Metal	0	25		4 Each	1,631.98	5.00%	6,854
136 Pool Trellis, Paint*	5	6		441 Sq.Ft.	3.38	15.00%	1,714
137 Tot Lot Rubberized Surface	3	15		2107 Sq.Ft.	12.38	5.00%	27,389
138 Tot Lot Structures	8	20		2 Each	38,267.30	15.00%	88,015
139 Trellis at Pool Deck	13	25		441 Sq.Ft.	39.39	5.00%	18,240
<b>Pavement</b>							
140 Brick Pavers, Repair Fund	0	12		1 Fund	13,506.10	5.00%	14,181
141 Concrete Curb and Gutter, Repair Fund	0	3		1 Fund	6,077.75	5.00%	6,382
142 Concrete Deck at Pool/Spa, Repair Fund	0	3		1 Fund	5,064.79	5.00%	5,318
143 Concrete Paving, Repair Fund	0	12		1 Fund	12,380.60	5.00%	13,000
144 Site Walks, Repair Fund	0	3		1 Fund	5,064.79	5.00%	5,318
145 Stop Designations	0	5		2 Each	45.02	5.00%	95
146 White Striping	0	5		590 Ln.Ft.	1.12	5.00%	694

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<b>Pool &amp; Spa Site Systems</b>							
147 Deck Drain Grate at Pool Deck, Composite	13	25		152 Ln.Ft.	22.52	5.00%	3,594
148 Pool Coping Joint, Reseal	0	5		128 Ln.Ft.	8.44	5.00%	1,134
149 Pool Coping Tile	18	30		128 Ln.Ft.	28.14	5.00%	3,782
150 Pool Replaster	3	15		161 SQ.YRD.	84.42	5.00%	14,271
151 Pool Tile	18	30		124 Ln.Ft.	28.14	5.00%	3,664
152 Spa Coping Joint, Reseal	0	5		38 Ln.Ft.	8.44	5.00%	337
153 Spa Replaster	3	15		21 SQ.YRD.	84.42	5.00%	1,861
154 Spa Tile	18	30		34 Ln.Ft.	28.14	5.00%	1,005
<b>Signage</b>							
155 Miscellaneous Signs, Replacement Fund	3	15		1 Fund	562.75	5.00%	591
156 Name Plaques on Brick Pedestals	23	35		5 Each	562.75	5.00%	2,954
157 Pool Signage, Replacement Fund	3	15		1 Fund	619.03	5.00%	650
158 Unistrut Sgn Posts, Replacement Fund	8	20		1 Fund	5,740.10	5.00%	6,027
<b>BUILDING SYSTEMS</b>							
<b>Miscellaneous Building Systems</b>							
159 *Exterior paint components with asterisk were completed as part of the construction defect scope of work.	None	None		None	None	5.00%	0
Total							7,342,028



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<b>BUILDING SYSTEMS</b>							
<b>Balcony</b>							
1 Balcony Deck & Railing, Major Repair	210,000	7,000	5,979	7,000	2.16%	5,573.71	3.08
2 Balcony Inspection - SB 326	21,630	14,420	12,316	2,403	0.74%	1,913.64	1.06
3 Glass Screen at Balcony Metal Rails	1,182	236	202	236	0.07%	188.20	0.10
4 Glass Screen atop Porch Walls	1,773	355	303	355	0.11%	282.30	0.16
5 Metal Rails at Balconies, Porches, Steps, Paint*	16,235	2,029	1,733	2,029	0.63%	1,615.88	0.89
6 Residential Building, Balcony Deck Coating, Resurface	73,843	73,843	63,068	7,384	2.28%	5,879.72	3.24
7 Residential Building, Metal Rails, Balconies, Porches/Steps	235,718	70,715	60,397	5,893	1.82%	4,692.22	2.59
<b>Doors</b>							
8 Pool House Doors, Paint**	485	61	52	61	0.02%	48.31	0.03
9 Pool House Metal Louvered Doors, 3'x7'	3,545	1,418	1,211	118	0.04%	94.10	0.05
10 Residential Building, Garage Doors, Paint*	24,431	3,054	2,608	3,054	0.94%	2,431.61	1.34
11 Residential Building, Unit Entry Doors, Paint*	19,544	2,443	2,087	2,443	0.75%	1,945.25	1.07
12 Residential Building, Utility Doors	116,491	55,916	47,757	4,660	1.44%	3,710.22	2.05
13 Residential Building, Utility Doors, Paint*	11,650	1,456	1,244	1,456	0.45%	1,159.53	0.64

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<b>Exterior Surfaces</b>							
14 Residential Building, Exterior Stucco, Paint*	533,429	44,452	37,966	44,452	13.71%	35,394.97	19.53
15 Residential Building, Ornamental Window Ledges	37,278	11,183	9,551	932	0.29%	742.05	0.41
16 Residential Building, Ornamental Window Ledges, Paint*	8,697	1,087	929	1,087	0.34%	865.65	0.48
17 Residential Building, Roof Overhangs, Paint*	21,572	2,697	2,303	2,697	0.83%	2,147.12	1.18
18 Residential Building, Window False Shutters - Long	239,587	115,002	98,221	9,583	2.96%	7,630.78	4.21
19 Residential Building, Window False Shutters - Short	20,565	9,871	8,431	823	0.25%	654.98	0.36
20 Residential Building, Window False Shutters - Short, Paint*	1,804	225	193	225	0.07%	179.51	0.10
21 Residential Building, Window Metal Awnings	90,862	27,259	23,281	2,272	0.70%	1,808.71	1.00
22 Residential Building, Window Metal Awnings, Paint*	4,892	612	522	612	0.19%	486.93	0.27
23 Residential Building, Window Side Shutters - Long, Paint*	19,158	2,395	2,045	2,395	0.74%	1,906.79	1.05
24 Residential Building, Wood Brackets at Garage and Side Entries, Paint*	13,330	1,666	1,423	1,666	0.51%	1,326.78	0.73
25 Residential Building, Wood Brackets at Roof Overhangs, Paint*	37,870	4,734	4,043	4,734	1.46%	3,769.17	2.08
26 Residential Building, Wood Brackets at Windows, Paint*	11,650	1,456	1,244	1,456	0.45%	1,159.53	0.64
27 Residential Building, Wood Trellises	171,248	68,499	58,504	5,708	1.76%	4,545.16	2.51
28 Residential Building, Wood Trellises at Buildings, Paint*	11,428	1,428	1,220	1,428	0.44%	1,137.41	0.63
29 Residential Building, Wood Trim at Roof Edges, Windows, Doors, Paint*	8,371	1,046	894	1,046	0.32%	833.14	0.46
30 Stucco Repair Allowance	11,581	965	824	965	0.30%	768.47	0.42
31 Wood Components Repair Allowance	20,090	20,090	17,159	3,348	1.03%	2,666.13	1.47

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<b>Furnishings</b>							
32 Pool Area Chairs	532	532	454	89	0.03%	70.58	0.04
33 Pool Area Cocktail Tables	975	975	833	81	0.03%	64.70	0.04
34 Pool Area Lounge Chairs	2,553	2,553	2,180	213	0.07%	169.38	0.09
35 Pool Area Tables	443	443	379	37	0.01%	29.41	0.02
36 Pool Area Umbrella	148	148	126	25	0.01%	19.60	0.01
37 Pool House Drinking Fountain	2,954	1,418	1,211	118	0.04%	94.10	0.05
38 Pool House Exhaust fan	591	473	404	39	0.01%	31.37	0.02
39 Pool House Shower Ceramic Tile	2,541	762	651	64	0.02%	50.58	0.03
40 Pool House Toilet Partitions	2,364	945	807	79	0.02%	62.73	0.03
41 Pool House Urinal Screen	532	213	182	18	0.01%	14.11	0.01
<b>Interior Surfaces</b>							
42 Pool House Interior Ceramic Tile Walls and Floors	25,292	10,117	8,641	843	0.26%	671.29	0.37
43 Pool House Interior, Paint Drywall	563	563	481	56	0.02%	44.85	0.02
<b>Miscellaneous Building Systems</b>							
44 Sub-Slab Vapor Mitigation System Annual Inspection	4,727	4,727	4,037	4,727	1.46%	3,763.96	2.08
45 Vapor Mitigation System - Minor Repair Allowance	591	591	505	591	0.18%	470.49	0.26

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<b>Roofing</b>							
46 Pool House Downspouts	340	136	116	11	0.00%	9.03	0.00
47 Pool House Gutters	1,021	408	349	34	0.01%	27.09	0.01
48 Pool House Roof Tile, Repaper	3,095	1,238	1,057	103	0.03%	82.14	0.05
49 Pool House Roof Tile, Replace	5,805	1,161	992	97	0.03%	77.03	0.04
50 Residential Building, Chimney Caps	97,722	39,089	33,385	3,257	1.00%	2,593.67	1.43
51 Residential Building, Chimney Caps, Paint*	19,544	2,443	2,087	2,443	0.75%	1,945.25	1.07
52 Residential Building, Downspouts	181,922	72,769	62,151	6,064	1.87%	4,828.48	2.66
53 Residential Building, Gutters	106,677	42,671	36,445	3,556	1.10%	2,831.38	1.56
54 Residential Building, Gutters & Downspouts, Paint*	35,915	4,489	3,834	4,489	1.39%	3,574.60	1.97
55 Residential Building, Spark Arresters	26,768	10,707	9,145	892	0.28%	710.46	0.39
56 Residential Building, Tile Roof, Replace	2,391,223	478,245	408,460	39,854	12.30%	31,733.28	17.51
57 Residential Building, Tile Roof, Replace Underlayment	727,763	291,105	248,628	24,259	7.48%	19,315.91	10.66
58 Roof Inspection/Repair Allowance	5,250	5,250	4,484	5,250	1.62%	4,180.28	2.31

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<b>MECHANICAL &amp; ELECTRICAL SYSTEMS</b>							
<b>Fire &amp; Security Systems</b>							
59 Annual Testing/Repair Fund	5,909	5,909	5,047	5,909	1.82%	4,704.95	2.60
60 Exterior Alarm Bells	26,590	10,636	9,084	886	0.27%	705.75	0.39
61 Fire Alarm Main Panels	194,150	77,660	66,328	6,472	2.00%	5,153.04	2.84
62 Pull Stations	6,205	2,482	2,120	207	0.06%	164.68	0.09
63 Smoke/Heat Detectors in Alarm Panel Closets	11,522	5,531	4,724	461	0.14%	366.98	0.20
64 Sprinkler System 5-Year Certification	11,818	11,818	10,093	2,364	0.73%	1,881.98	1.04
65 Sprinkler System Backflow Preventers	58,245	34,947	29,848	2,912	0.90%	2,318.86	1.28
66 Sprinkler System Backflow Preventers	3,841	2,304	1,968	192	0.06%	152.91	0.08
67 Sprinkler System Flow Switches	110,666	66,400	56,711	5,533	1.71%	4,405.87	2.43
68 Sprinkler System Gate Valves	77,660	46,596	39,797	3,883	1.20%	3,091.82	1.71
69 Sprinkler System Pressure Gauges	15,954	9,572	8,176	798	0.25%	635.16	0.35
70 Sprinkler System Sprinkler Head Replacement Fund	1,182	1,182	1,009	1,182	0.36%	940.99	0.52
71 Transmitter Boxes	26,590	10,636	9,084	886	0.27%	705.75	0.39

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<b>Lighting</b>							
72 15' Street Light Poles with Double Fixtures	18,908	9,076	7,752	756	0.23%	602.23	0.33
73 15' Street Light Poles with Single Fixtures	62,905	30,194	25,788	2,516	0.78%	2,003.50	1.11
74 8' Light Poles at Parks and Pathways	24,699	11,856	10,126	988	0.30%	786.67	0.43
75 Address Signs, Lighted	87,950	42,216	36,056	3,518	1.09%	2,801.19	1.55
76 Clubhouse Recessed Light Fixtures	1,034	414	353	34	0.01%	27.45	0.02
77 Clubhouse Vanity Light Fixtures	1,595	638	545	53	0.02%	42.34	0.02
78 Globe Lights With Metal Bracket	4,550	2,730	2,332	227	0.07%	181.14	0.10
79 Light Fixtures at Street Poles	18,613	11,168	9,538	931	0.29%	741.02	0.41
80 Light Fixtures for Poles at Parks and Pathways	15,718	7,545	6,444	629	0.19%	500.61	0.28
81 Light Poles at Park and Pathway Areas, Paint	3,521	3,521	3,007	587	0.18%	467.20	0.26
82 Recessed Lights	84,264	33,706	28,787	2,809	0.87%	2,236.48	1.23
83 Street Light Poles, Paint**	2,459	307	263	307	0.09%	244.77	0.14
84 Tree Spot Lights	3,102	1,861	1,590	155	0.05%	123.51	0.07
85 Walkway Lights At Steps and Ramps	3,723	2,234	1,908	186	0.06%	148.21	0.08
86 Wall-Hung Cylindrical Lights	205,218	98,505	84,131	8,209	2.53%	6,536.14	3.61
<b>Plumbing</b>							
87 Clubhouse Water Heater	1,182	1,182	1,009	98	0.03%	78.42	0.04

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<b>Pool &amp; Spa Mechanical &amp; Electrical Systems</b>							
88 Pool Chlorinator (assumed by prev RS)	650	650	555	130	0.04%	103.51	0.06
89 Pool Filter (assumed by prev RS)	3,250	2,600	2,221	217	0.07%	172.51	0.10
90 Pool Heater (assumed by prev RS)	3,841	3,073	2,624	256	0.08%	203.88	0.11
91 Pool Pump (assumed by prev RS)	2,127	2,127	1,817	213	0.07%	169.38	0.09
92 Spa Chlorinator (assumed by prev RS)	650	650	555	130	0.04%	103.51	0.06
93 Spa Coping Tile	1,123	449	384	37	0.01%	29.80	0.02
94 Spa Filter (assumed by prev RS)	3,250	2,600	2,221	217	0.07%	172.51	0.10
95 Spa Heater (assumed by prev RS)	3,841	3,073	2,624	256	0.08%	203.88	0.11
96 Spa Jet Pump (assumed by prev RS)	2,127	2,127	1,817	213	0.07%	169.38	0.09
97 Spa Pump (assumed by prev RS)	2,127	2,127	1,817	213	0.07%	169.38	0.09

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

	Current Unit Cost	Fully Funded Balance	Current Fund Balance	Annual Reserve Accrual	% of Annual Accrual/ Contribution	Annual Contribution	Contribution per Unit per Month
<b>SITE SYSTEMS</b>							
<b>Fencing, Railing, &amp; Walls</b>							
98 Concrete Retaining Wall, 3', Paint	5,312	5,312	4,537	885	0.27%	704.89	0.39
99 Concrete Retaining Walls	4,727	4,727	4,037	394	0.12%	313.66	0.17
100 Low Curb Walls along Moorpark Dr.	4,136	4,136	3,533	345	0.11%	274.45	0.15
101 Low Curb Walls at Moorpark, Paint	486	486	415	81	0.03%	64.56	0.04
102 Metal Fence and Gate at Heritage Tree, 3'	12,764	3,829	3,271	319	0.10%	254.09	0.14
103 Metal Fence and Gate at Heritage Tree, Paint**	931	155	132	155	0.05%	123.51	0.07
104 Metal Fence at Pool	25,920	7,776	6,641	648	0.20%	515.96	0.28
105 Metal Fence at Pool, Paint**	2,504	417	356	417	0.13%	332.32	0.18
106 Metal Gates at Pool	9,454	4,538	3,876	378	0.12%	301.12	0.17
107 Metal Gates at Pool	18,199	10,920	9,326	910	0.28%	724.56	0.40
108 Metal Rail, Near Park	4,875	2,340	1,999	195	0.06%	155.28	0.09
109 Plastic Coated Wire Fence at Mondrian, 6'	957	287	245	24	0.01%	19.06	0.01
110 Pool Gates, Paint**	492	82	70	82	0.03%	65.27	0.04
111 Site Hand Rails, Paint**	214	36	30	36	0.01%	28.37	0.02
112 Wood Fence at Property Line	82,451	49,471	42,252	4,123	1.27%	3,282.57	1.81
113 Wood Fence at Property Line - Good neighbor	17,371	10,423	8,902	869	0.27%	691.58	0.38
114 Wood Fence at Property Line, Paint	9,042	9,042	7,722	1,507	0.46%	1,199.90	0.66



**Mondrian Homeowners Association**

Report Date: 9/28/2021

Mountain View, CA

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	Current Unit Cost	Fully Funded Balance	Current Fund Balance	Annual Reserve Accrual	% of Annual Accrual/ Contribution	Annual Contribution	Contribution per Unit per Month
<b>Landscape</b>							
115 Backflow Preventer	7,682	4,609	3,936	384	0.12%	305.82	0.17
116 Irrigation Controllers (assumed smart controllers)	10,636	8,509	7,267	709	0.22%	564.59	0.31
117 Irrigation Distribution System Renovate/Remodel	8,863	8,863	7,570	295	0.09%	235.25	0.13
118 Irrigation System, Repair Fund	1,182	1,182	1,009	1,182	0.36%	940.99	0.52
119 Planting, Replacement Fund	5,250	5,250	4,484	5,250	1.62%	4,180.28	2.31
120 Submit Irrigation Upgrade Plan for Permit	2,954	2,954	2,523	98	0.03%	78.42	0.04
121 Tree Care Allowance	6,300	6,300	5,381	6,300	1.94%	5,016.34	2.77
<b>Mailbox</b>							
122 Mail Boxes	31,065	14,911	12,735	1,243	0.38%	989.40	0.55
123 Outgoing Mail Boxes	2,895	1,390	1,187	116	0.04%	92.22	0.05
124 Parcel Boxes	4,727	2,269	1,938	189	0.06%	150.56	0.08
125 Pedestal, Pair	9,100	4,368	3,731	364	0.11%	289.82	0.16

## Mondrian Homeowners Association

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Mountain View, CA

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<b>Miscellaneous Site Systems</b>							
126 Brick Pilasters at Streets, Site, Pool - Repoint Allowance	1,773	709	606	59	0.02%	47.05	0.03
127 Decomposed Granite	15,594	12,475	10,655	1,040	0.32%	827.79	0.46
128 Fire Hydrants, Paint	582	97	83	97	0.03%	77.29	0.04
129 Metal Benches at Play and Park Areas, Paint**	1,747	291	249	291	0.09%	231.91	0.13
130 Metal Benches, 5', 6', 8'	37,277	17,893	15,282	1,491	0.46%	1,187.26	0.66
131 Metal Garbage Containers, Paint**	427	71	61	71	0.02%	56.68	0.03
132 Metal Picnic Tables with Benches, Paint**	492	82	70	82	0.03%	65.27	0.04
133 Metal Trash Bin Containers	5,318	5,318	4,542	213	0.07%	169.38	0.09
134 Pet Waste Station	709	425	363	35	0.01%	28.23	0.02
135 Picnic Table and Bench Combination, Metal	6,854	6,854	5,854	274	0.08%	218.31	0.12
136 Pool Trellis, Paint*	1,714	286	244	286	0.09%	227.48	0.13
137 Tot Lot Rubberized Surface	27,389	21,911	18,714	1,826	0.56%	1,453.88	0.80
138 Tot Lot Structures	88,015	52,809	45,103	4,401	1.36%	3,504.06	1.93
139 Trellis at Pool Deck	18,240	8,755	7,477	730	0.23%	580.92	0.32
<b>Pavement</b>							
140 Brick Pavers, Repair Fund	14,181	14,181	12,112	1,182	0.36%	940.99	0.52
141 Concrete Curb and Gutter, Repair Fund	6,382	6,382	5,450	2,127	0.66%	1,693.78	0.93
142 Concrete Deck at Pool/Spa, Repair Fund	5,318	5,318	4,542	1,773	0.55%	1,411.48	0.78
143 Concrete Paving, Repair Fund	13,000	13,000	11,103	1,083	0.33%	862.57	0.48
144 Site Walks, Repair Fund	5,318	5,318	4,542	1,773	0.55%	1,411.48	0.78
145 Stop Designations	95	95	81	19	0.01%	15.06	0.01
146 White Striping	694	694	593	139	0.04%	110.49	0.06

## Mondrian Homeowners Association

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Mountain View, CA

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<b>Pool &amp; Spa Site Systems</b>							
147 Deck Drain Grate at Pool Deck, Composite	3,594	1,725	1,473	144	0.04%	114.47	0.06
148 Pool Coping Joint, Reseal	1,134	1,134	969	227	0.07%	180.64	0.10
149 Pool Coping Tile	3,782	1,513	1,292	126	0.04%	100.38	0.06
150 Pool Replaster	14,271	11,417	9,751	951	0.29%	757.56	0.42
151 Pool Tile	3,664	1,466	1,252	122	0.04%	97.24	0.05
152 Spa Coping Joint, Reseal	337	337	288	67	0.02%	53.63	0.03
153 Spa Replaster	1,861	1,489	1,272	124	0.04%	98.81	0.05
154 Spa Tile	1,005	402	343	33	0.01%	26.66	0.01
<b>Signage</b>							
155 Miscellaneous Signs, Replacement Fund	591	473	404	39	0.01%	31.37	0.02
156 Name Plaques on Brick Pedestals	2,954	1,013	865	84	0.03%	67.21	0.04
157 Pool Signage, Replacement Fund	650	520	444	43	0.01%	34.50	0.02
158 Unistrut Sgn Posts, Replacement Fund	6,027	3,616	3,089	301	0.09%	239.95	0.13
<b>BUILDING SYSTEMS</b>							
<b>Miscellaneous Building Systems</b>							
159 *Exterior paint components with asterisk were completed as part of the construction defect scope of work.	0	0	0	0	0.00%	0.00	0.00
Total	7,342,028	2,456,737	2,098,255	324,134	100.00%	258,089.72	142.43

# Future Capital Needs Report

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

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	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
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## BUILDING SYSTEMS

### Balcony

1 Balcony Deck & Railing, Major Repair	0	0	0	0	0	0	0	0	0	0
2 Balcony Inspection - SB 326	0	0	0	23,636	0	0	0	0	0	0
3 Glass Screen at Balcony Metal Rails	0	0	0	0	1,330	0	0	0	0	1,542
4 Glass Screen atop Porch Walls	0	0	0	0	1,995	0	0	0	0	2,313
5 Metal Rails at Balconies, Porches, Steps, Paint*	0	0	0	0	0	0	0	19,967	0	0
6 Residential Building, Balcony Deck Coating, Resurface	73,843	0	0	0	0	0	0	0	0	0
7 Residential Building, Metal Rails, Balconies, Porches/Steps	0	0	0	0	0	0	0	0	0	0

### Doors

8 Pool House Doors, Paint**	0	0	0	0	0	0	0	597	0	0
9 Pool House Metal Louvered Doors, 3'x7'	0	0	0	0	0	0	0	0	0	0
10 Residential Building, Garage Doors, Paint*	0	0	0	0	0	0	0	30,047	0	0
11 Residential Building, Unit Entry Doors, Paint*	0	0	0	0	0	0	0	24,037	0	0
12 Residential Building, Utility Doors	0	0	0	0	0	0	0	0	0	0
13 Residential Building, Utility Doors, Paint*	0	0	0	0	0	0	0	14,328	0	0

# Future Capital Needs Report

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### Exterior Surfaces

14 Residential Building, Exterior Stucco, Paint*	0	0	0	0	0	0	0	0	0	0
15 Residential Building, Ornamental Window Ledges	0	0	0	0	0	0	0	0	0	0
16 Residential Building, Ornamental Window Ledges, Paint*	0	0	0	0	0	0	0	10,697	0	0
17 Residential Building, Roof Overhangs, Paint*	0	0	0	0	0	0	0	26,531	0	0
18 Residential Building, Window False Shutters - Long	0	0	0	0	0	0	0	0	0	0
19 Residential Building, Window False Shutters - Short	0	0	0	0	0	0	0	0	0	0
20 Residential Building, Window False Shutters - Short, Paint*	0	0	0	0	0	0	0	2,218	0	0
21 Residential Building, Window Metal Awnings	0	0	0	0	0	0	0	0	0	0
22 Residential Building, Window Metal Awnings, Paint*	0	0	0	0	0	0	0	6,017	0	0
23 Residential Building, Window Side Shutters - Long, Paint*	0	0	0	0	0	0	0	23,562	0	0
24 Residential Building, Wood Brackets at Garage and Side Entries, Paint*	0	0	0	0	0	0	0	16,395	0	0
25 Residential Building, Wood Brackets at Roof Overhangs, Paint*	0	0	0	0	0	0	0	46,575	0	0
26 Residential Building, Wood Brackets at Windows, Paint*	0	0	0	0	0	0	0	14,328	0	0
27 Residential Building, Wood Trellises	0	0	0	0	0	0	0	0	0	0
28 Residential Building, Wood Trellises at Buildings, Paint*	0	0	0	0	0	0	0	14,055	0	0
29 Residential Building, Wood Trim at Roof Edges, Windows, Doors, Paint*	0	0	0	0	0	0	0	10,295	0	0
30 Stucco Repair Allowance	0	0	0	0	0	0	0	0	0	0
31 Wood Components Repair Allowance	20,090	0	0	0	0	0	23,989	0	0	0

# Future Capital Needs Report

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### Furnishings

32 Pool Area Chairs	532	0	0	0	0	0	635	0	0	0
33 Pool Area Cocktail Tables	975	0	0	0	0	0	0	0	0	0
34 Pool Area Lounge Chairs	2,553	0	0	0	0	0	0	0	0	0
35 Pool Area Tables	443	0	0	0	0	0	0	0	0	0
36 Pool Area Umbrella	148	0	0	0	0	0	176	0	0	0
37 Pool House Drinking Fountain	0	0	0	0	0	0	0	0	0	0
38 Pool House Exhaust fan	0	0	0	646	0	0	0	0	0	0
39 Pool House Shower Ceramic Tile	0	0	0	0	0	0	0	0	0	0
40 Pool House Toilet Partitions	0	0	0	0	0	0	0	0	0	0
41 Pool House Urinal Screen	0	0	0	0	0	0	0	0	0	0

### Interior Surfaces

42 Pool House Interior Ceramic Tile Walls and Floors	0	0	0	0	0	0	0	0	0	0
43 Pool House Interior, Paint Drywall	563	0	0	0	0	0	0	0	0	0

### Miscellaneous Building Systems

44 Sub-Slab Vapor Mitigation System Annual Inspection	4,727	4,869	5,015	5,165	5,320	5,480	5,644	5,814	5,988	6,168
45 Vapor Mitigation System - Minor Repair Allowance	591	609	627	646	665	685	706	727	749	771

# Future Capital Needs Report

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### Roofing

46 Pool House Downspouts	0	0	0	0	0	0	0	0	0	0
47 Pool House Gutters	0	0	0	0	0	0	0	0	0	0
48 Pool House Roof Tile, Repaper	0	0	0	0	0	0	0	0	0	0
49 Pool House Roof Tile, Replace	0	0	0	0	0	0	0	0	0	0
50 Residential Building, Chimney Caps	0	0	0	0	0	0	0	0	0	0
51 Residential Building, Chimney Caps, Paint*	0	0	0	0	0	0	0	24,037	0	0
52 Residential Building, Downspouts	0	0	0	0	0	0	0	0	0	0
53 Residential Building, Gutters	0	0	0	0	0	0	0	0	0	0
54 Residential Building, Gutters & Downspouts, Paint*	0	0	0	0	0	0	0	44,170	0	0
55 Residential Building, Spark Arresters	0	0	0	0	0	0	0	0	0	0
56 Residential Building, Tile Roof, Replace	0	0	0	0	0	0	0	0	0	0
57 Residential Building, Tile Roof, Replace Underlayment	0	0	0	0	0	0	0	0	0	0
58 Roof Inspection/Repair Allowance	5,250	5,408	5,570	5,737	5,909	6,086	6,269	6,457	6,651	6,850

Future Capital Needs Report

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## MECHANICAL & ELECTRICAL SYSTEMS

## Fire & Security Systems

[illegible]





## Mondrian Homeowners Association

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Mountain View, CA

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## Pool & Spa Mechanical & Electrical Systems

88	Pool Chlorinator (assumed by prev RS)	650	0	0	0	754	0	0	0	0
89	Pool Filter (assumed by prev RS)	0	0	0	3,551	0	0	0	0	0
90	Pool Heater (assumed by prev RS)	0	0	0	4,197	0	0	0	0	0
91	Pool Pump (assumed by prev RS)	2,127	0	0	0	0	0	0	0	0
92	Spa Chlorinator (assumed by prev RS)	650	0	0	0	754	0	0	0	0
93	Spa Coping Tile	0	0	0	0	0	0	0	0	0
94	Spa Filter (assumed by prev RS)	0	0	0	3,551	0	0	0	0	0
95	Spa Heater (assumed by prev RS)	0	0	0	4,197	0	0	0	0	0
96	Spa Jet Pump (assumed by prev RS)	2,127	0	0	0	0	0	0	0	0
97	Spa Pump (assumed by prev RS)	2,127	0	0	0	0	0	0	0	0

# Future Capital Needs Report

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## SITE SYSTEMS

### Fencing, Railing, & Walls

98 Concrete Retaining Wall, 3', Paint	5,312	0	0	0	0	0	6,342	0	0	0
99 Concrete Retaining Walls	4,727	0	0	0	0	0	0	0	0	0
100 Low Curb Walls along Moorpark Dr.	4,136	0	0	0	0	0	0	0	0	0
101 Low Curb Walls at Moorpark, Paint	486	0	0	0	0	0	581	0	0	0
102 Metal Fence and Gate at Heritage Tree, 3'	0	0	0	0	0	0	0	0	0	0
103 Metal Fence and Gate at Heritage Tree, Paint**	0	0	0	0	0	1,079	0	0	0	0
104 Metal Fence at Pool	0	0	0	0	0	0	0	0	0	0
105 Metal Fence at Pool, Paint**	0	0	0	0	0	2,903	0	0	0	0
106 Metal Gates at Pool	0	0	0	0	0	0	0	0	0	0
107 Metal Gates at Pool	0	0	0	0	0	0	0	0	23,055	0
108 Metal Rail, Near Park	0	0	0	0	0	0	0	0	0	0
109 Plastic Coated Wire Fence at Mondrian, 6'	0	0	0	0	0	0	0	0	0	0
110 Pool Gates, Paint**	0	0	0	0	0	570	0	0	0	0
111 Site Hand Rails, Paint**	0	0	0	0	0	248	0	0	0	0
112 Wood Fence at Property Line	0	0	0	0	0	0	0	0	104,447	0
113 Wood Fence at Property Line - Good neighbor	0	0	0	0	0	0	0	0	22,005	0
114 Wood Fence at Property Line, Paint	9,042	0	0	0	0	0	10,796	0	0	0

Future Capital Needs Report

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## Landscape

115	Backflow Preventer	0	0	0	0	0	0	0	0	9,731	0
116	Irrigation Controllers (assumed smart controllers)	0	0	0	11,622	0	0	0	0	0	0
117	Irrigation Distribution System Renovate/Remodel	8,863	0	0	0	0	0	0	0	0	0
118	Irrigation System, Repair Fund	1,182	1,217	1,254	1,291	1,330	1,370	1,411	1,453	1,497	1,542
119	Planting, Replacement Fund	5,250	5,408	5,570	5,737	5,909	6,086	6,269	6,457	6,651	6,850
120	Submit Irrigation Upgrade Plan for Permit	2,954	0	0	0	0	0	0	0	0	0
121	Tree Care Allowance	6,300	6,489	6,684	6,884	7,091	7,303	7,523	7,748	7,981	8,220

## Mailbox

[illegible]

# Future Capital Needs Report

## Mondrian Homeowners Association

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### Miscellaneous Site Systems

126 Brick Pilasters at Streets, Site, Pool - Repoint Allowance	0	0	0	0	0	0	0	0	0	0
127 Decomposed Granite	0	0	0	17,040	0	0	0	0	0	0
128 Fire Hydrants, Paint	0	0	0	0	0	675	0	0	0	0
129 Metal Benches at Play and Park Areas, Paint**	0	0	0	0	0	2,026	0	0	0	0
130 Metal Benches, 5', 6', 8'	0	0	0	0	0	0	0	0	0	0
131 Metal Garbage Containers, Paint**	0	0	0	0	0	495	0	0	0	0
132 Metal Picnic Tables with Benches, Paint**	0	0	0	0	0	570	0	0	0	0
133 Metal Trash Bin Containers	5,318	0	0	0	0	0	0	0	0	0
134 Pet Waste Station	0	0	0	0	0	0	0	0	898	0
135 Picnic Table and Bench Combination, Metal	6,854	0	0	0	0	0	0	0	0	0
136 Pool Trellis, Paint*	0	0	0	0	0	1,987	0	0	0	0
137 Tot Lot Rubberized Surface	0	0	0	29,929	0	0	0	0	0	0
138 Tot Lot Structures	0	0	0	0	0	0	0	0	111,495	0
139 Trellis at Pool Deck	0	0	0	0	0	0	0	0	0	0

### Pavement

140 Brick Pavers, Repair Fund	14,181	0	0	0	0	0	0	0	0	0
141 Concrete Curb and Gutter, Repair Fund	6,382	0	0	6,973	0	0	7,620	0	0	8,327
142 Concrete Deck at Pool/Spa, Repair Fund	5,318	0	0	5,811	0	0	6,350	0	0	6,939
143 Concrete Paving, Repair Fund	13,000	0	0	0	0	0	0	0	0	0
144 Site Walks, Repair Fund	5,318	0	0	5,811	0	0	6,350	0	0	6,939
145 Stop Designations	95	0	0	0	0	110	0	0	0	0
146 White Striping	694	0	0	0	0	804	0	0	0	0

Future Capital Needs Report

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Annual Expense Totals:	247,891	31,302	32,241	169,158	37,530	63,611	103,331	368,256	693,175	65,712

## Pool & Spa Site Systems

147 Deck Drain Grate at Pool Deck, Composite	0	0	0	0	0	0	0	0	0
148 Pool Coping Joint, Reseal	1,134	0	0	0	0	1,315	0	0	0
149 Pool Coping Tile	0	0	0	0	0	0	0	0	0
150 Pool Replaster	0	0	0	15,595	0	0	0	0	0
151 Pool Tile	0	0	0	0	0	0	0	0	0
152 Spa Coping Joint, Reseal	337	0	0	0	0	390	0	0	0
153 Spa Replaster	0	0	0	2,034	0	0	0	0	0
154 Spa Tile	0	0	0	0	0	0	0	0	0

## Signage

155	Miscellaneous Signs, Replacement Fund	0	0	0	646	0	0	0	0	0
156	Name Plaques on Brick Pedestals	0	0	0	0	0	0	0	0	0
157	Pool Signage, Replacement Fund	0	0	0	710	0	0	0	0	0
158	Unistrut Sgn Posts, Replacement Fund	0	0	0	0	0	0	0	7,635	0

## BUILDING SYSTEMS

## Miscellaneous Building Systems

[illegible]

# Future Capital Needs Report

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Annual Expense Totals:	170,081	809,091	212,960	1,407,054	50,437	516,966	48,768	65,278	3,187,580	58,471

## BUILDING SYSTEMS

### Balcony

1 Balcony Deck & Railing, Major Repair	0	0	0	0	0	0	0	0	0	0
2 Balcony Inspection - SB 326	0	0	30,839	0	0	0	0	0	0	0
3 Glass Screen at Balcony Metal Rails	0	0	0	0	1,788	0	0	0	0	2,072
4 Glass Screen atop Porch Walls	0	0	0	0	2,681	0	0	0	0	3,108
5 Metal Rails at Balconies, Porches, Steps, Paint*	0	0	0	0	0	25,294	0	0	0	0
6 Residential Building, Balcony Deck Coating, Resurface	99,239	0	0	0	0	0	0	0	0	0
7 Residential Building, Metal Rails, Balconies, Porches/Steps	0	0	0	0	0	0	0	0	0	0

### Doors

8 Pool House Doors, Paint**	0	0	0	0	0	756	0	0	0	0
9 Pool House Metal Louvered Doors, 3'x7'	0	0	0	0	0	0	0	0	6,036	0
10 Residential Building, Garage Doors, Paint*	0	0	0	0	0	38,062	0	0	0	0
11 Residential Building, Unit Entry Doors, Paint*	0	0	0	0	0	30,449	0	0	0	0
12 Residential Building, Utility Doors	0	0	0	171,071	0	0	0	0	0	0
13 Residential Building, Utility Doors, Paint*	0	0	0	0	0	18,150	0	0	0	0

# Future Capital Needs Report

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Mountain View, CA

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### Exterior Surfaces

14 Residential Building, Exterior Stucco, Paint*	0	738,391	0	0	0	0	0	0	0	0
15 Residential Building, Ornamental Window Ledges	0	0	0	0	0	0	0	0	0	0
16 Residential Building, Ornamental Window Ledges, Paint*	0	0	0	0	0	13,550	0	0	0	0
17 Residential Building, Roof Overhangs, Paint*	0	0	0	0	0	33,609	0	0	0	0
18 Residential Building, Window False Shutters - Long	0	0	0	351,841	0	0	0	0	0	0
19 Residential Building, Window False Shutters - Short	0	0	0	30,200	0	0	0	0	0	0
20 Residential Building, Window False Shutters - Short, Paint*	0	0	0	0	0	2,810	0	0	0	0
21 Residential Building, Window Metal Awnings	0	0	0	0	0	0	0	0	0	0
22 Residential Building, Window Metal Awnings, Paint*	0	0	0	0	0	7,622	0	0	0	0
23 Residential Building, Window Side Shutters - Long, Paint*	0	0	0	0	0	29,847	0	0	0	0
24 Residential Building, Wood Brackets at Garage and Side Entries, Paint*	0	0	0	0	0	20,768	0	0	0	0
25 Residential Building, Wood Brackets at Roof Overhangs, Paint*	0	0	0	0	0	59,000	0	0	0	0
26 Residential Building, Wood Brackets at Windows, Paint*	0	0	0	0	0	18,150	0	0	0	0
27 Residential Building, Wood Trellises	0	0	0	0	0	0	0	0	291,538	0
28 Residential Building, Wood Trellises at Buildings, Paint*	0	0	0	0	0	17,804	0	0	0	0
29 Residential Building, Wood Trim at Roof Edges, Windows, Doors, Paint*	0	0	0	0	0	13,041	0	0	0	0
30 Stucco Repair Allowance	0	16,031	0	0	0	0	0	0	0	0
31 Wood Components Repair Allowance	0	0	28,644	0	0	0	0	0	34,202	0



# Future Capital Needs Report

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Mountain View, CA

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Annual Expense Totals:	170,081	809,091	212,960	1,407,054	50,437	516,966	48,768	65,278	3,187,580	58,471

### Furnishings

32 Pool Area Chairs	0	0	758	0	0	0	0	0	905	0
33 Pool Area Cocktail Tables	0	0	1,390	0	0	0	0	0	0	0
34 Pool Area Lounge Chairs	0	0	3,640	0	0	0	0	0	0	0
35 Pool Area Tables	0	0	632	0	0	0	0	0	0	0
36 Pool Area Umbrella	0	0	211	0	0	0	0	0	251	0
37 Pool House Drinking Fountain	0	0	0	4,339	0	0	0	0	0	0
38 Pool House Exhaust fan	0	0	0	0	0	0	0	0	1,006	0
39 Pool House Shower Ceramic Tile	0	0	0	0	0	0	0	0	0	0
40 Pool House Toilet Partitions	0	0	0	0	0	0	0	0	4,024	0
41 Pool House Urinal Screen	0	0	0	0	0	0	0	0	905	0

### Interior Surfaces

42 Pool House Interior Ceramic Tile Walls and Floors	0	0	0	0	0	0	0	0	43,058	0
43 Pool House Interior, Paint Drywall	757	0	0	0	0	0	0	0	0	0

### Miscellaneous Building Systems

44 Sub-Slab Vapor Mitigation System Annual Inspection	6,353	6,543	6,740	6,942	7,150	7,365	7,586	7,813	8,048	8,289
45 Vapor Mitigation System - Minor Repair Allowance	794	818	842	868	894	921	948	977	1,006	1,036

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### Roofing

46 Pool House Downspouts	0	0	0	0	0	0	0	0	579	0
47 Pool House Gutters	0	0	0	0	0	0	0	0	1,738	0
48 Pool House Roof Tile, Repaper	0	0	0	0	0	0	0	0	5,269	0
49 Pool House Roof Tile, Replace	0	0	0	0	0	0	0	0	0	0
50 Residential Building, Chimney Caps	0	0	0	0	0	0	0	0	166,364	0
51 Residential Building, Chimney Caps, Paint*	0	0	0	0	0	30,449	0	0	0	0
52 Residential Building, Downspouts	0	0	0	0	0	0	0	0	309,710	0
53 Residential Building, Gutters	0	0	0	0	0	0	0	0	181,611	0
54 Residential Building, Gutters & Downspouts, Paint*	0	0	0	0	0	55,954	0	0	0	0
55 Residential Building, Spark Arresters	0	0	0	0	0	0	0	0	45,571	0
56 Residential Building, Tile Roof, Replace	0	0	0	0	0	0	0	0	0	0
57 Residential Building, Tile Roof, Replace Underlayment	0	0	0	0	0	0	0	0	1,238,968	0
58 Roof Inspection/Repair Allowance	7,056	7,267	7,485	7,710	7,941	8,179	8,425	8,677	8,938	9,206

Future Capital Needs Report

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## MECHANICAL & ELECTRICAL SYSTEMS

## Fire & Security Systems

[illegible]

# Future Capital Needs Report

## Mondrian Homeowners Association

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Mountain View, CA

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### Lighting

72 15' Street Light Poles with Double Fixtures	0	0	0	27,768	0	0	0	0	0	0
73 15' Street Light Poles with Single Fixtures	0	0	0	92,378	0	0	0	0	0	0
74 8' Light Poles at Parks and Pathways	0	0	0	36,272	0	0	0	0	0	0
75 Address Signs, Lighted	0	0	0	129,158	0	0	0	0	0	0
76 Clubhouse Recessed Light Fixtures	0	0	0	0	0	0	0	0	1,760	0
77 Clubhouse Vanity Light Fixtures	0	0	0	0	0	0	0	0	2,716	0
78 Globe Lights With Metal Bracket	0	0	0	0	0	0	0	0	0	0
79 Light Fixtures at Street Poles	0	0	0	0	0	0	0	0	0	0
80 Light Fixtures for Poles at Parks and Pathways	0	0	0	23,082	0	0	0	0	0	0
81 Light Poles at Park and Pathway Areas, Paint	0	0	5,019	0	0	0	0	0	5,994	0
82 Recessed Lights	0	0	0	0	0	0	0	0	143,453	0
83 Street Light Poles, Paint**	0	0	0	0	0	3,831	0	0	0	0
84 Tree Spot Lights	0	0	0	0	0	0	0	0	0	0
85 Walkway Lights At Steps and Ramps	0	0	0	0	0	0	0	0	0	0
86 Wall-Hung Cylindrical Lights	0	0	0	301,369	0	0	0	0	0	0

### Plumbing

87 Clubhouse Water Heater	0	0	1,685	0	0	0	0	0	0	0
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# Future Capital Needs Report

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## SITE SYSTEMS

### Fencing, Railing, & Walls

98 Concrete Retaining Wall, 3', Paint	0	0	7,573	0	0	0	0	0	9,043	0
99 Concrete Retaining Walls	0	0	6,740	0	0	0	0	0	0	0
100 Low Curb Walls along Moorpark Dr.	0	0	5,897	0	0	0	0	0	0	0
101 Low Curb Walls at Moorpark, Paint	0	0	694	0	0	0	0	0	828	0
102 Metal Fence and Gate at Heritage Tree, 3'	0	0	0	0	0	0	0	0	0	0
103 Metal Fence and Gate at Heritage Tree, Paint**	0	1,288	0	0	0	0	0	1,538	0	0
104 Metal Fence at Pool	0	0	0	0	0	0	0	0	0	0
105 Metal Fence at Pool, Paint**	0	3,466	0	0	0	0	0	4,139	0	0
106 Metal Gates at Pool	0	0	0	13,884	0	0	0	0	0	0
107 Metal Gates at Pool	0	0	0	0	0	0	0	0	0	0
108 Metal Rail, Near Park	0	0	0	7,159	0	0	0	0	0	0
109 Plastic Coated Wire Fence at Mondrian, 6'	0	0	0	0	0	0	0	0	0	0
110 Pool Gates, Paint**	0	681	0	0	0	0	0	813	0	0
111 Site Hand Rails, Paint**	0	296	0	0	0	0	0	353	0	0
112 Wood Fence at Property Line	0	0	0	0	0	0	0	0	0	0
113 Wood Fence at Property Line - Good neighbor	0	0	0	0	0	0	0	0	0	0
114 Wood Fence at Property Line, Paint	0	0	12,891	0	0	0	0	0	15,393	0

# Future Capital Needs Report

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	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
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### Landscape

115 Backflow Preventer	0	0	0	0	0	0	0	0	0	0
116 Irrigation Controllers (assumed smart controllers)	0	0	0	0	0	0	0	0	18,107	0
117 Irrigation Distribution System Renovate/Remodel	0	0	0	0	0	0	0	0	0	0
118 Irrigation System, Repair Fund	1,588	1,636	1,685	1,735	1,788	1,841	1,896	1,953	2,012	2,072
119 Planting, Replacement Fund	7,056	7,267	7,485	7,710	7,941	8,179	8,425	8,677	8,938	9,206
120 Submit Irrigation Upgrade Plan for Permit	0	0	0	0	0	0	0	0	0	0
121 Tree Care Allowance	8,467	8,721	8,982	9,252	9,529	9,815	10,110	10,413	10,725	11,047

### Mailbox

122 Mail Boxes	0	0	0	45,620	0	0	0	0	0	0
123 Outgoing Mail Boxes	0	0	0	4,252	0	0	0	0	0	0
124 Parcel Boxes	0	0	0	6,942	0	0	0	0	0	0
125 Pedestal, Pair	0	0	0	13,363	0	0	0	0	0	0

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### Miscellaneous Site Systems

126 Brick Pilasters at Streets, Site, Pool - Repoint Allowance	0	0	0	0	0	0	0	0	3,018	0
127 Decomposed Granite	0	0	0	0	0	0	0	0	26,548	0
128 Fire Hydrants, Paint	0	806	0	0	0	0	0	963	0	0
129 Metal Benches at Play and Park Areas, Paint**	0	2,419	0	0	0	0	0	2,888	0	0
130 Metal Benches, 5', 6', 8'	0	0	0	54,742	0	0	0	0	0	0
131 Metal Garbage Containers, Paint**	0	591	0	0	0	0	0	706	0	0
132 Metal Picnic Tables with Benches, Paint**	0	681	0	0	0	0	0	813	0	0
133 Metal Trash Bin Containers	0	0	0	0	0	0	0	0	0	0
134 Pet Waste Station	0	0	0	0	0	0	0	0	0	0
135 Picnic Table and Bench Combination, Metal	0	0	0	0	0	0	0	0	0	0
136 Pool Trellis, Paint*	0	2,373	0	0	0	0	0	2,833	0	0
137 Tot Lot Rubberized Surface	0	0	0	0	0	0	0	0	46,628	0
138 Tot Lot Structures	0	0	0	0	0	0	0	0	0	0
139 Trellis at Pool Deck	0	0	0	26,785	0	0	0	0	0	0

### Pavement

140 Brick Pavers, Repair Fund	0	0	20,219	0	0	0	0	0	0	0
141 Concrete Curb and Gutter, Repair Fund	0	0	9,099	0	0	9,942	0	0	10,864	0
142 Concrete Deck at Pool/Spa, Repair Fund	0	0	7,582	0	0	8,285	0	0	9,054	0
143 Concrete Paving, Repair Fund	0	0	18,534	0	0	0	0	0	0	0
144 Site Walks, Repair Fund	0	0	7,582	0	0	8,285	0	0	9,054	0
145 Stop Designations	127	0	0	0	0	147	0	0	0	0
146 White Striping	932	0	0	0	0	1,081	0	0	0	0



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## Pool & Spa Site Systems

[illegible]

## Signage

155	Miscellaneous Signs, Replacement Fund	0	0	0	0	0	0	0	1,006	0
156	Name Plaques on Brick Pedestals	0	0	0	0	0	0	0	0	0
157	Pool Signage, Replacement Fund	0	0	0	0	0	0	0	1,107	0
158	Unistrut Sgn Posts, Replacement Fund	0	0	0	0	0	0	0	0	0

## BUILDING SYSTEMS

## Miscellaneous Building Systems

[illegible]

# Future Capital Needs Report

## Mondrian Homeowners Association

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Mountain View, CA

Fiscal Year End: 12/31/2021

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Annual Expense Totals:	228,574	128,431	58,231	1,690,366	265,666	121,314	65,540	105,307	2,180,941	594,911

## BUILDING SYSTEMS

### Balcony

1 Balcony Deck & Railing, Major Repair	0	0	0	0	0	0	0	0	0	494,879
2 Balcony Inspection - SB 326	0	40,238	0	0	0	0	0	0	0	0
3 Glass Screen at Balcony Metal Rails	0	0	0	0	2,402	0	0	0	0	2,785
4 Glass Screen atop Porch Walls	0	0	0	0	3,603	0	0	0	0	4,177
5 Metal Rails at Balconies, Porches, Steps, Paint*	0	0	0	32,041	0	0	0	0	0	0
6 Residential Building, Balcony Deck Coating, Resurface	133,369	0	0	0	0	0	0	0	0	0
7 Residential Building, Metal Rails, Balconies, Porches/Steps	0	0	0	0	0	0	0	0	539,305	0

### Doors

8 Pool House Doors, Paint**	0	0	0	958	0	0	0	0	0	0
9 Pool House Metal Louvered Doors, 3'x7'	0	0	0	0	0	0	0	0	0	0
10 Residential Building, Garage Doors, Paint*	0	0	0	48,216	0	0	0	0	0	0
11 Residential Building, Unit Entry Doors, Paint*	0	0	0	38,572	0	0	0	0	0	0
12 Residential Building, Utility Doors	0	0	0	0	0	0	0	0	0	0
13 Residential Building, Utility Doors, Paint*	0	0	0	22,992	0	0	0	0	0	0

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Annual Expense Totals:	228,574	128,431	58,231	1,690,366	265,666	121,314	65,540	105,307	2,180,941	594,911

### Exterior Surfaces

14 Residential Building, Exterior Stucco, Paint*	0	0	0	1,052,768	0	0	0	0	0	0
15 Residential Building, Ornamental Window Ledges	0	0	0	0	0	0	0	0	85,289	0
16 Residential Building, Ornamental Window Ledges, Paint*	0	0	0	17,165	0	0	0	0	0	0
17 Residential Building, Roof Overhangs, Paint*	0	0	0	42,575	0	0	0	0	0	0
18 Residential Building, Window False Shutters - Long	0	0	0	0	0	0	0	0	0	0
19 Residential Building, Window False Shutters - Short	0	0	0	0	0	0	0	0	0	0
20 Residential Building, Window False Shutters - Short, Paint*	0	0	0	3,559	0	0	0	0	0	0
21 Residential Building, Window Metal Awnings	0	0	0	0	0	0	0	0	207,886	0
22 Residential Building, Window Metal Awnings, Paint*	0	0	0	9,655	0	0	0	0	0	0
23 Residential Building, Window Side Shutters - Long, Paint*	0	0	0	37,810	0	0	0	0	0	0
24 Residential Building, Wood Brackets at Garage and Side Entries, Paint*	0	0	0	26,309	0	0	0	0	0	0
25 Residential Building, Wood Brackets at Roof Overhangs, Paint*	0	0	0	74,739	0	0	0	0	0	0
26 Residential Building, Wood Brackets at Windows, Paint*	0	0	0	22,992	0	0	0	0	0	0
27 Residential Building, Wood Trellises	0	0	0	0	0	0	0	0	0	0
28 Residential Building, Wood Trellises at Buildings, Paint*	0	0	0	22,554	0	0	0	0	0	0
29 Residential Building, Wood Trim at Roof Edges, Windows, Doors, Paint*	0	0	0	16,520	0	0	0	0	0	0
30 Stucco Repair Allowance	0	0	0	22,857	0	0	0	0	0	0
31 Wood Components Repair Allowance	0	0	0	0	40,840	0	0	0	0	0

# Future Capital Needs Report

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Annual Expense Totals:	228,574	128,431	58,231	1,690,366	265,666	121,314	65,540	105,307	2,180,941	594,911

### Furnishings

32 Pool Area Chairs	0	0	0	0	1,081	0	0	0	0	0
33 Pool Area Cocktail Tables	0	0	0	0	1,982	0	0	0	0	0
34 Pool Area Lounge Chairs	0	0	0	0	5,189	0	0	0	0	0
35 Pool Area Tables	0	0	0	0	901	0	0	0	0	0
36 Pool Area Umbrella	0	0	0	0	300	0	0	0	0	0
37 Pool House Drinking Fountain	0	0	0	0	0	0	0	0	0	0
38 Pool House Exhaust fan	0	0	0	0	0	0	0	0	0	0
39 Pool House Shower Ceramic Tile	0	0	0	0	0	0	0	0	5,814	0
40 Pool House Toilet Partitions	0	0	0	0	0	0	0	0	0	0
41 Pool House Urinal Screen	0	0	0	0	0	0	0	0	0	0

### Interior Surfaces

42 Pool House Interior Ceramic Tile Walls and Floors	0	0	0	0	0	0	0	0	0	0
43 Pool House Interior, Paint Drywall	1,017	0	0	0	0	0	0	0	0	0

### Miscellaneous Building Systems

44 Sub-Slab Vapor Mitigation System Annual Inspection	8,538	8,794	9,058	9,329	9,609	9,898	10,195	10,500	10,815	11,140
45 Vapor Mitigation System - Minor Repair Allowance	1,067	1,099	1,132	1,166	1,201	1,237	1,274	1,313	1,352	1,392

# Future Capital Needs Report

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Annual Expense Totals:	228,574	128,431	58,231	1,690,366	265,666	121,314	65,540	105,307	2,180,941	594,911

### Roofing

46 Pool House Downspouts	0	0	0	0	0	0	0	0	0	0
47 Pool House Gutters	0	0	0	0	0	0	0	0	0	0
48 Pool House Roof Tile, Repaper	0	0	0	0	0	0	0	0	0	0
49 Pool House Roof Tile, Replace	0	0	0	0	0	0	0	0	0	0
50 Residential Building, Chimney Caps	0	0	0	0	0	0	0	0	0	0
51 Residential Building, Chimney Caps, Paint*	0	0	0	38,572	0	0	0	0	0	0
52 Residential Building, Downspouts	0	0	0	0	0	0	0	0	0	0
53 Residential Building, Gutters	0	0	0	0	0	0	0	0	0	0
54 Residential Building, Gutters & Downspouts, Paint*	0	0	0	70,881	0	0	0	0	0	0
55 Residential Building, Spark Arresters	0	0	0	0	0	0	0	0	0	0
56 Residential Building, Tile Roof, Replace	0	0	0	0	0	0	0	0	0	0
57 Residential Building, Tile Roof, Replace Underlayment	0	0	0	0	0	0	0	0	0	0
58 Roof Inspection/Repair Allowance	9,482	9,767	10,060	10,361	10,672	10,992	11,322	11,662	12,012	12,372

Future Capital Needs Report

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Mountain View, CA

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## MECHANICAL & ELECTRICAL SYSTEMS

## Fire & Security Systems

[illegible]

# Future Capital Needs Report

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

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### Lighting

72 15' Street Light Poles with Double Fixtures	0	0	0	0	0	0	0	0	0	0
73 15' Street Light Poles with Single Fixtures	0	0	0	0	0	0	0	0	0	0
74 8' Light Poles at Parks and Pathways	0	0	0	0	0	0	0	0	0	0
75 Address Signs, Lighted	0	0	0	0	0	0	0	0	0	0
76 Clubhouse Recessed Light Fixtures	0	0	0	0	0	0	0	0	0	0
77 Clubhouse Vanity Light Fixtures	0	0	0	0	0	0	0	0	0	0
78 Globe Lights With Metal Bracket	0	0	0	0	0	0	0	0	10,410	0
79 Light Fixtures at Street Poles	0	0	0	0	0	0	0	0	42,585	0
80 Light Fixtures for Poles at Parks and Pathways	0	0	0	0	0	0	0	0	0	0
81 Light Poles at Park and Pathway Areas, Paint	0	0	0	0	7,157	0	0	0	0	0
82 Recessed Lights	0	0	0	0	0	0	0	0	0	0
83 Street Light Poles, Paint**	0	0	0	4,853	0	0	0	0	0	0
84 Tree Spot Lights	0	0	0	0	0	0	0	0	7,098	0
85 Walkway Lights At Steps and Ramps	0	0	0	0	0	0	0	0	8,517	0
86 Wall-Hung Cylindrical Lights	0	0	0	0	0	0	0	0	0	0

### Plumbing

87 Clubhouse Water Heater	0	0	0	0	2,402	0	0	0	0	0
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# Future Capital Needs Report

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
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## SITE SYSTEMS

### Fencing, Railing, & Walls

98 Concrete Retaining Wall, 3', Paint	0	0	0	0	10,797	0	0	0	0	0
99 Concrete Retaining Walls	0	0	0	0	9,609	0	0	0	0	0
100 Low Curb Walls along Moorpark Dr.	0	0	0	0	8,408	0	0	0	0	0
101 Low Curb Walls at Moorpark, Paint	0	0	0	0	989	0	0	0	0	0
102 Metal Fence and Gate at Heritage Tree, 3'	0	0	0	0	0	0	0	0	29,204	0
103 Metal Fence and Gate at Heritage Tree, Paint**	0	0	0	1,837	0	0	0	0	0	2,193
104 Metal Fence at Pool	0	0	0	0	0	0	0	0	59,302	0
105 Metal Fence at Pool, Paint**	0	0	0	4,942	0	0	0	0	0	5,901
106 Metal Gates at Pool	0	0	0	0	0	0	0	0	0	0
107 Metal Gates at Pool	0	0	0	0	0	0	0	0	41,639	0
108 Metal Rail, Near Park	0	0	0	0	0	0	0	0	0	0
109 Plastic Coated Wire Fence at Mondrian, 6'	0	0	0	0	0	0	0	0	2,190	0
110 Pool Gates, Paint**	0	0	0	971	0	0	0	0	0	1,159
111 Site Hand Rails, Paint**	0	0	0	422	0	0	0	0	0	504
112 Wood Fence at Property Line	0	0	0	0	0	0	0	0	188,643	0
113 Wood Fence at Property Line - Good neighbor	0	0	0	0	0	0	0	0	39,744	0
114 Wood Fence at Property Line, Paint	0	0	0	0	18,380	0	0	0	0	0



# Future Capital Needs Report

## Mondrian Homeowners Association

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Mountain View, CA

Fiscal Year End: 12/31/2021

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### Miscellaneous Site Systems

126 Brick Pilasters at Streets, Site, Pool - Repoint Allowance	0	0	0	0	0	0	0	0	0	0
127 Decomposed Granite	0	0	0	0	0	0	0	0	0	0
128 Fire Hydrants, Paint	0	0	0	1,149	0	0	0	0	0	1,372
129 Metal Benches at Play and Park Areas, Paint**	0	0	0	3,449	0	0	0	0	0	4,118
130 Metal Benches, 5', 6', 8'	0	0	0	0	0	0	0	0	0	0
131 Metal Garbage Containers, Paint**	0	0	0	843	0	0	0	0	0	1,007
132 Metal Picnic Tables with Benches, Paint**	0	0	0	971	0	0	0	0	0	1,159
133 Metal Trash Bin Containers	0	0	0	0	0	11,135	0	0	0	0
134 Pet Waste Station	0	0	0	0	0	0	0	0	1,622	0
135 Picnic Table and Bench Combination, Metal	0	0	0	0	0	14,351	0	0	0	0
136 Pool Trellis, Paint*	0	0	0	3,383	0	0	0	0	0	4,040
137 Tot Lot Rubberized Surface	0	0	0	0	0	0	0	0	0	0
138 Tot Lot Structures	0	0	0	0	0	0	0	0	201,371	0
139 Trellis at Pool Deck	0	0	0	0	0	0	0	0	0	0

### Pavement

140 Brick Pavers, Repair Fund	0	0	0	0	28,828	0	0	0	0	0
141 Concrete Curb and Gutter, Repair Fund	0	11,872	0	0	12,973	0	0	14,175	0	0
142 Concrete Deck at Pool/Spa, Repair Fund	0	9,893	0	0	10,810	0	0	11,813	0	0
143 Concrete Paving, Repair Fund	0	0	0	0	26,426	0	0	0	0	0
144 Site Walks, Repair Fund	0	9,893	0	0	10,810	0	0	11,813	0	0
145 Stop Designations	171	0	0	0	0	198	0	0	0	0
146 White Striping	1,253	0	0	0	0	1,453	0	0	0	0

Future Capital Needs Report

## Mondrian Homeowners Association

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Mountain View, CA

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## Pool & Spa Site Systems

147 Deck Drain Grate at Pool Deck, Composite	0	0	0	0	0	0	0	0	0
148 Pool Coping Joint, Reseal	2,049	0	0	0	0	2,375	0	0	0
149 Pool Coping Tile	0	0	0	0	0	0	0	0	0
150 Pool Replaster	0	0	0	0	0	0	0	0	0
151 Pool Tile	0	0	0	0	0	0	0	0	0
152 Spa Coping Joint, Reseal	608	0	0	0	0	705	0	0	0
153 Spa Replaster	0	0	0	0	0	0	0	0	0
154 Spa Tile	0	0	0	0	0	0	0	0	0

## Signage

[illegible]

## BUILDING SYSTEMS

## Miscellaneous Building Systems

[illegible]

**Mondrian Homeowners Association**

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021



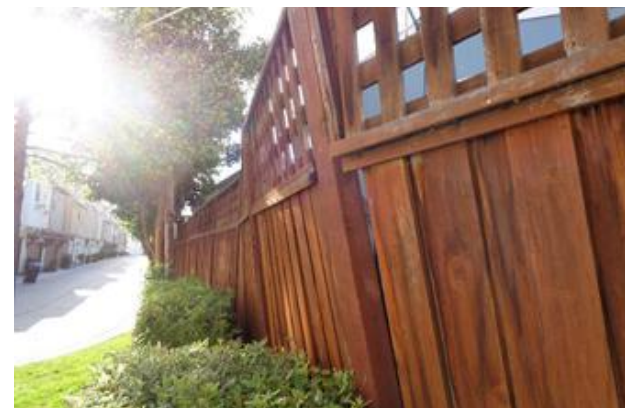
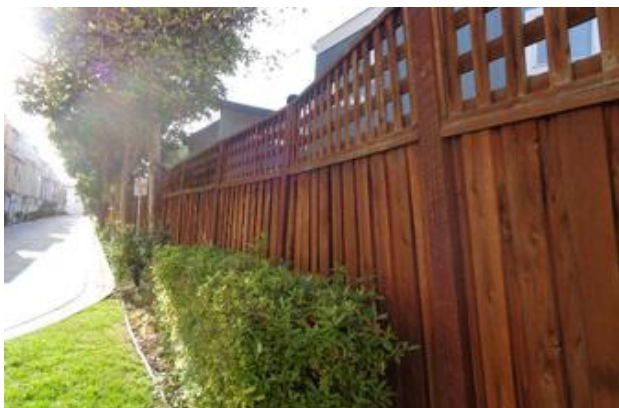
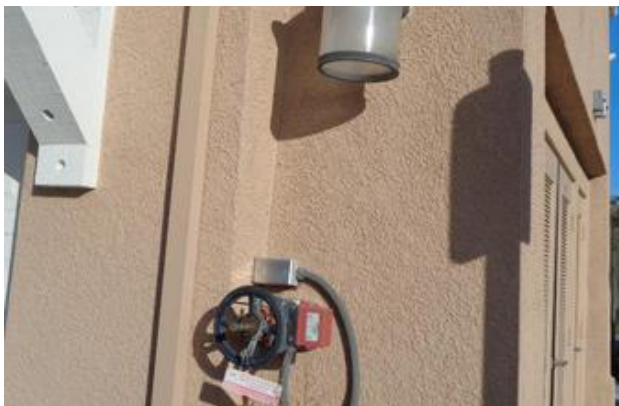


**Mondrian Homeowners Association**

Mountain View, CA

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Fiscal Year End: 12/31/2021



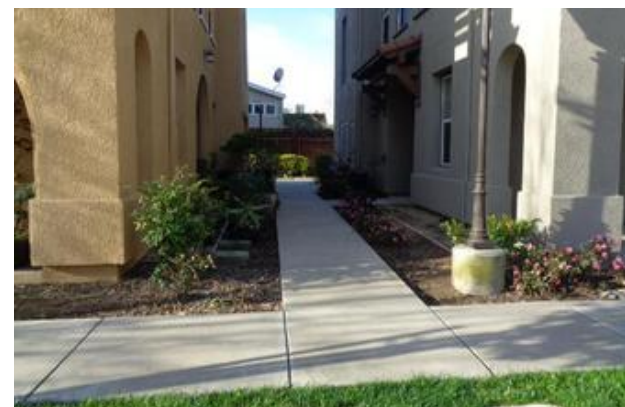
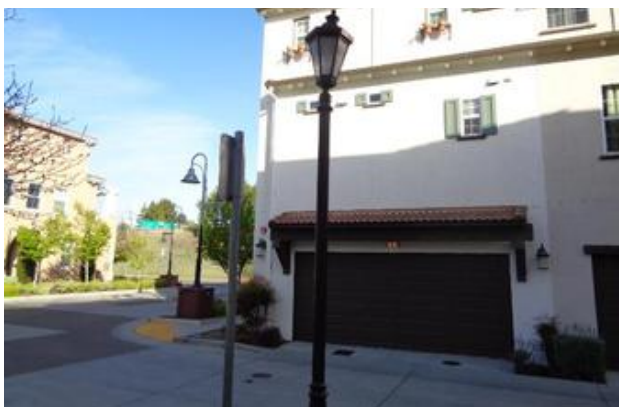
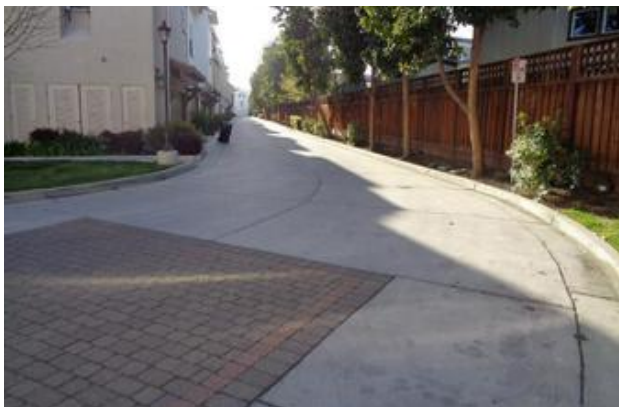


**Mondrian Homeowners Association**

Mountain View, CA

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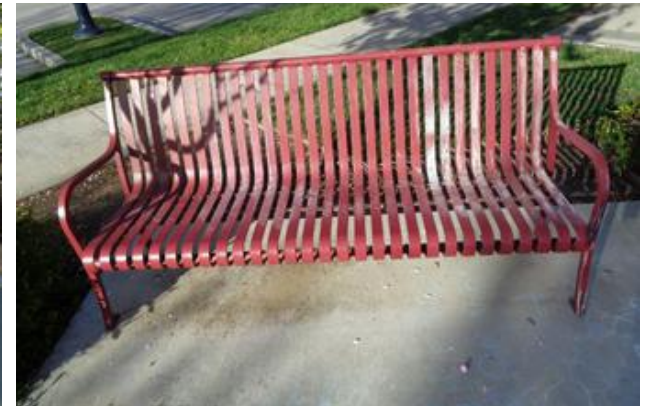


**Mondrian Homeowners Association**

Mountain View, CA

Report Date: 9/28/2021

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Mountain View, CA

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Mountain View, CA

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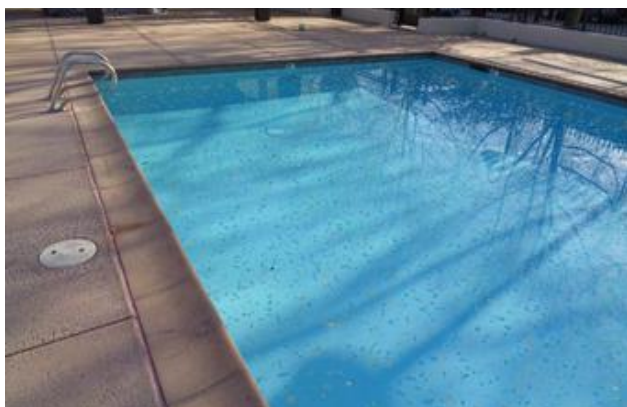
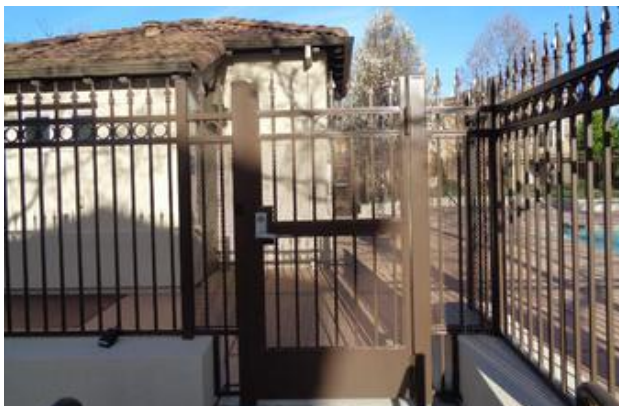


**Mondrian Homeowners Association**

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021





**Mondrian Homeowners Association**

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021





**Mondrian Homeowners Association**

Mountain View, CA

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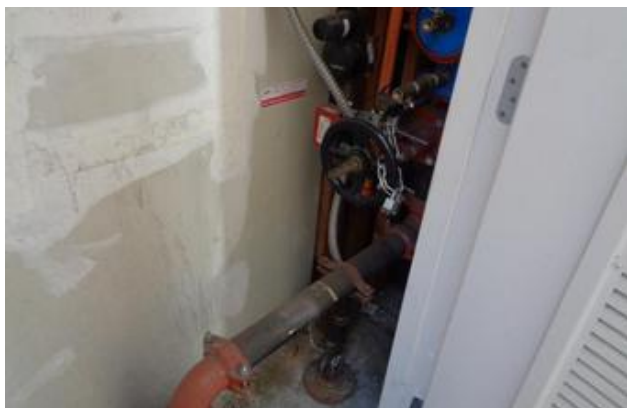
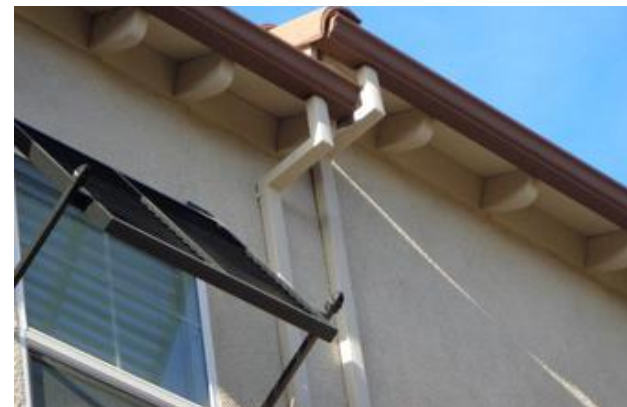


**Mondrian Homeowners Association**

Mountain View, CA

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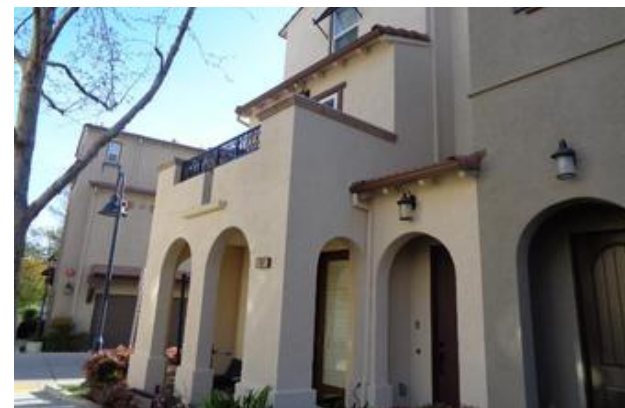
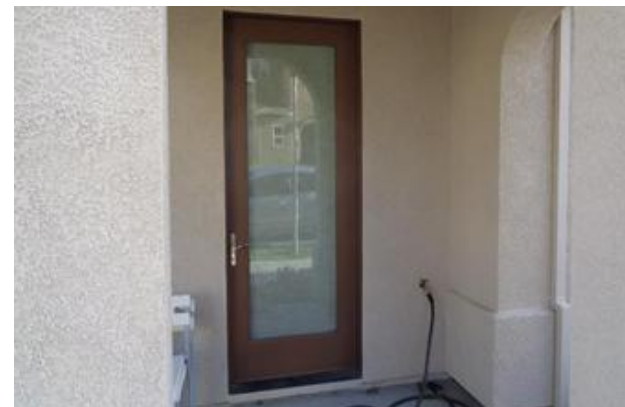
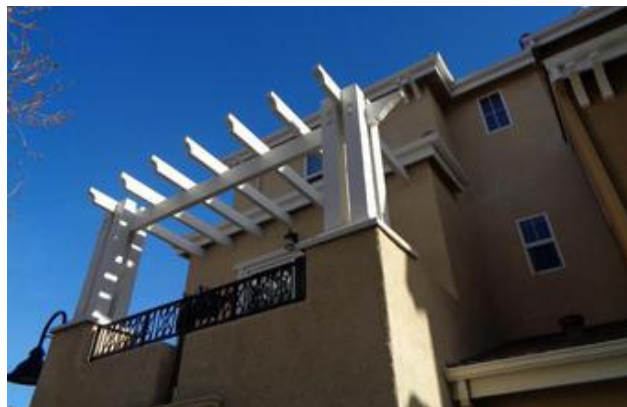
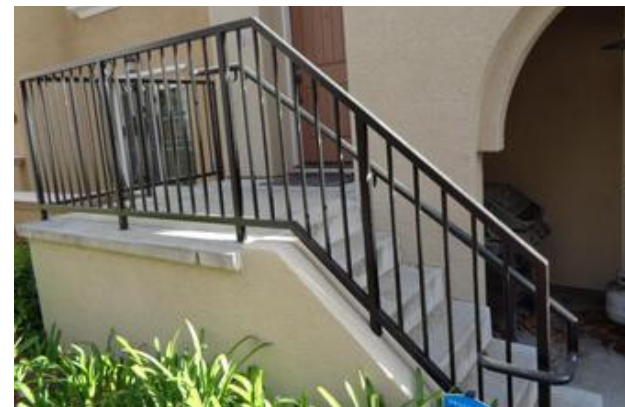


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Mountain View, CA

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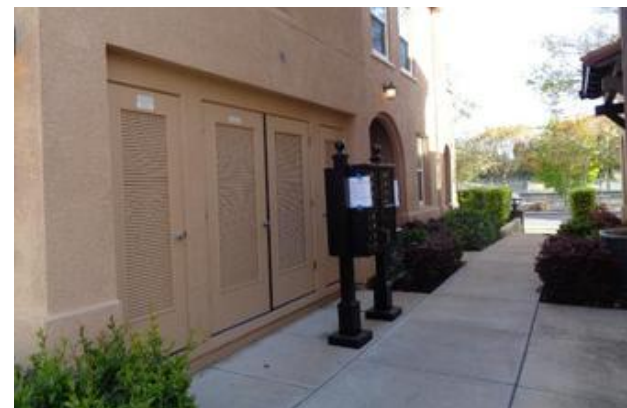


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Mountain View, CA

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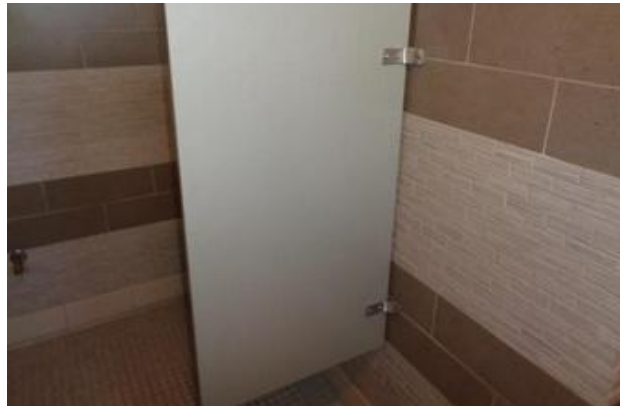


**Mondrian Homeowners Association**

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021



# Assessment and Reserve Funding Disclosure Summary

## Mondrian Homeowners Association

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021

### Assessment and Reserve Funding Disclosure Summary For the Fiscal Year Ending December 31, 2022

(1) The current assessment per ownership interest is \$338.00 per month.

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page \_\_\_\_ of the attached summary.

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date assessment will be due:	Amount per ownership interest month:	Purpose of the assessment:
None		

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page \_\_\_\_ of the attached report.

(3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years.

**Yes**

(4) If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members:

Approximate date assessment will be due:	Amount per ownership interest:

(5) All major components are included in the reserve study and are included in its calculations.

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$2,456,736.62, based in whole or in part on the last reserve update prepared by SMA Reserves as of September 28, 2021. The projected reserve fund cash balance at the end of the current fiscal year is \$2,098,254.87, resulting in reserves being 85% funded at this date.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is (below), and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is (below), leaving the reserve at (below) percent funded. If the reserve funding proved by the association is implemented, the projected reserve fund cash balance in each of those years will be (below), leaving the reserve at (below) percent funded.

FY Ending	Fully Funded Balance	Projected Reserve Fund Balance	Percent Funded
2022	2,608,969	2,126,957	82%
2023	2,998,870	2,395,348	80%
2024	3,409,818	2,687,774	79%
2025	3,702,695	2,868,921	77%
2026	4,150,880	3,210,833	77%

Note: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 1.00% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 3.00% per year.





# SMA RESERVES



## Owner's Summary

The following Owner's Summary is intended to disclose pertinent information regarding the status of Mondrian Homeowners Association. The reserve fund is a separate fund, setup by the Association, for the repair, replacement, restoration, or maintenance of major components for which the Association is required to maintain.

## Mondrian Homeowners Association

Reserve Study Update  
With On-site Visual Inspection

September 28, 2021

**Reserve Study for Fiscal Year:**  
**01/01/2022 through 12/31/2022**

**SMA RESERVES**

2059 Camden Ave. Suite 151  
San Jose, CA 95124  
PH: (408) 306-0145  
[www.smareserves.com](http://www.smareserves.com)

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## Reserve Study Financial Summary

### Mondrian Homeowners Association

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021

#### Status of the Reserve Fund as of December 31, 2021

Reserve Fund Cash Balance as of January 31, 2021	1,862,535.68
Anticipated Interest Revenue prior to December 31, 2021	17,043.48
Anticipated Reserve Fund Contribution prior to December 31, 2021	218,675.71
Anticipated Reserve Fund Expenditures prior to December 31, 2021	0.00
<b>Projected Reserve Fund Cash Balance</b>	<b>2,098,254.87</b>
Projected Fully Funded Balance	2,456,736.62
<b>Percent Funded</b>	<b>85%</b>
Average Reserve Fund Surplus / (Deficit) per Member	(2,374.05)

#### Community Information

Fiscal Year Start	January 1, 2022
Fiscal Year End	December 31, 2022
Community Type	Condominium
Number of Units	151
Year Built	2010
Last Inspected	April 11, 2021

#### Five Year - Cash Flow Funding Plan Summary

Fiscal Year Ending	Reserve Contribution	Special Assessment	Percent Funded
2022	258,090	0	82%
2023	278,737	0	80%
2024	301,036	0	79%
2025	325,119	0	77%
2026	351,128	0	77%

#### Computation Parameters

Inflation Rate	3.00%
Interest Rate	1.00%
Threshold Factor	5.00%
Prior Year Fund Contribution	238,972

Summary Notice: This five year funding plan summary is provided in accordance with California Civil Code Section 5570. The full reserve study plan is available and will be provided, by the Association, to any member upon request.

# Component Inventory Detail Report

## Mondrian Homeowners Association

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>BUILDING SYSTEMS</b>							
<b>Balcony</b>							
1 Balcony Deck & Railing, Major Repair <i>This component was added to accommodate future major repairs after significant construction defect repairs in 2021.</i>	29	30		1 Fund	200,000.00	5.00%	210,000
2 Balcony Inspection - SB 326 <i>This component was added to comply with SB 326. Balcony inspections must be completed by 01/01/2025 and inspected every 9 years thereafter. This is a placeholder pending additional cost data provided by the client. Once received, SMA will update the unit cost. If the HOA is exempt SMA will remove the component.</i>	3	9		1 Fund	20,600.00	5.00%	21,630
3 Glass Screen at Balcony Metal Rails <i>Completed as part of the balcony Repair in 2021.</i>	4	5		1 Fund	1,125.51	5.00%	1,182
4 Glass Screen atop Porch Walls <i>Completed as part of the balcony Repair in 2021.</i>	4	5		1 Fund	1,688.26	5.00%	1,773
5 Metal Rails at Balconies, Porches, Steps, Paint* <i>Completed in 2021 as part of the construction defect scope of work. Included as part of the \$641,937 spent on exterior painting.</i>	7	8		2512 Ln.Ft.	5.62	15.00%	16,235
6 Residential Building, Balcony Deck Coating, Resurface	0	10		7608 Sq.Ft.	8.44	15.00%	73,843
7 Residential Building, Metal Rails, Balconies, Porches/Steps	28	40		2428 Ln.Ft.	84.42	15.00%	235,718
<b>Doors</b>							
8 Pool House Doors, Paint** <i>Completed in 2021 as part of the construction defect scope of work. Included as part of the \$26,586 spent on painting of common area components (all substrates) and "site metal" and all other metal surfaces in the community.</i>	7	8		3 Each	140.69	15.00%	485
9 Pool House Metal Louvered Doors, 3'x7'	18	30		3 Each	1,125.51	5.00%	3,545
10 Residential Building, Garage Doors, Paint*	7	8		151 Each	140.69	15.00%	24,431
11 Residential Building, Unit Entry Doors, Paint*	7	8		151 Each	112.55	15.00%	19,544
12 Residential Building, Utility Doors	13	25		120 Each	844.14	15.00%	116,491
13 Residential Building, Utility Doors, Paint*	7	8		120 Each	84.42	15.00%	11,650

# Component Inventory Detail Report

## Mondrian Homeowners Association

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>Exterior Surfaces</b>							
14 Residential Building, Exterior Stucco, Paint*	11	12		403349 Sq.Ft.	1.15	15.00%	533,429
15 Residential Building, Ornamental Window Ledges	28	40		192 Each	168.83	15.00%	37,278
16 Residential Building, Ornamental Window Ledges, Paint*	7	8		192 Each	39.39	15.00%	8,697
17 Residential Building, Roof Overhangs, Paint*	7	8		13304 Ln.Ft.	1.41	15.00%	21,572
18 Residential Building, Window False Shutters - Long	13	25		1234 Each	168.83	15.00%	239,587
19 Residential Building, Window False Shutters - Short	13	25		232 Each	84.42	5.00%	20,565
20 Residential Building, Window False Shutters - Short, Paint*	7	8		232 Each	6.76	15.00%	1,804
21 Residential Building, Window Metal Awnings	28	40		108 Each	731.58	15.00%	90,862
22 Residential Building, Window Metal Awnings, Paint*	7	8		108 Each	39.39	15.00%	4,892
23 Residential Building, Window Side Shutters - Long, Paint*	7	8		1234 Each	13.50	15.00%	19,158
24 Residential Building, Wood Brackets at Garage and Side Entries, Paint*	7	8		206 Each	56.27	15.00%	13,330
25 Residential Building, Wood Brackets at Roof Overhangs, Paint*	7	8		836 Each	39.39	15.00%	37,870
26 Residential Building, Wood Brackets at Windows, Paint*	7	8		120 Each	84.42	15.00%	11,650
27 Residential Building, Wood Trellises	18	30		2940 Sq.Ft.	50.65	15.00%	171,248
28 Residential Building, Wood Trellises at Buildings, Paint*	7	8		2940 Sq.Ft.	3.38	15.00%	11,428
29 Residential Building, Wood Trim at Roof Edges, Windows, Doors, Paint*	7	8		6499 Ln.Ft.	1.12	15.00%	8,371
30 Stucco Repair Allowance	11	12		1 Fund	11,029.98	5.00%	11,581
31 Wood Components Repair Allowance	0	6		1 Fund	19,133.65	5.00%	20,090



# Component Inventory Detail Report

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>Furnishings</b>							
32 Pool Area Chairs	0	6		6 Each	84.42	5.00%	532
33 Pool Area Cocktail Tables	0	12		11 Each	84.42	5.00%	975
34 Pool Area Lounge Cair	0	12		16 Each	151.95	5.00%	2,553
35 Pool Area Tables	0	12		3 Each	140.69	5.00%	443
36 Pool Area Umbrella	0	6		1 Each	140.69	5.00%	148
37 Pool House Drinking Fountain	13	25		1 Each	2,813.77	5.00%	2,954
38 Pool House Exhaust fan	3	15		2 Each	281.38	5.00%	591
39 Pool House Shower Ceramic Tile	28	40		86 Sq.Ft.	28.14	5.00%	2,541
40 Pool House Toilet Partitions	18	30		2 Each	1,125.51	5.00%	2,364
41 Pool House Urinal Screen	18	30		1 Each	506.47	5.00%	532
<b>Interior Surfaces</b>							
42 Pool House Interior Ceramic Tile Walls and Floors	18	30		856 Sq.Ft.	28.14	5.00%	25,292
43 Pool House Interior, Paint Drywall	0	10		553 Sq.Ft.	0.97	5.00%	563
<b>Miscellaneous Building Systems</b>							
44 Sub-Slab Vapor Mitigation System Annual Inspection	0	1		1 Each	4,502.04	5.00%	4,727
45 Vapor Mitigation System - Minor Repair Allowance	0	1		1 Fund	562.75	5.00%	591

# Component Inventory Detail Report

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>Roofing</b>							
46 Pool House Downspouts	18	30		36 Ln.Ft.	9.00	5.00%	340
47 Pool House Gutters	18	30		108 Ln.Ft.	9.00	5.00%	1,021
48 Pool House Roof Tile, Repaper	18	30		655 Sq.Ft.	4.50	5.00%	3,095
49 Pool House Roof Tile, Replace	48	60		655 Sq.Ft.	8.44	5.00%	5,805
50 Residential Building, Chimney Caps	18	30		151 Each	562.75	15.00%	97,722
51 Residential Building, Chimney Caps, Paint*	7	8		151 Each	112.55	15.00%	19,544
52 Residential Building, Downspouts	18	30		17577 Ln.Ft.	9.00	15.00%	181,922
53 Residential Building, Gutters	18	30		10307 Ln.Ft.	9.00	15.00%	106,677
54 Residential Building, Gutters & Downspouts, Paint*	7	8		27884 Ln.Ft.	1.12	15.00%	35,915
55 Residential Building, Spark Arresters	18	30		151 Each	168.83	5.00%	26,768
56 Residential Building, Tile Roof, Replace	48	60		154024 Sq.Ft.	13.50	15.00%	2,391,223
57 Residential Building, Tile Roof, Replace Underlayment	18	30		154024 Sq.Ft.	4.50	5.00%	727,763
58 Roof Inspection/Repair Allowance	0	1		1 Fund	5,000.00	5.00%	5,250

*Completed in 2021 as part of the construction defect scope of work. Roofs were inspected and repaired up to 600 total tiles (20/bldg.) at a cost of \$39,110.*

# Component Inventory Detail Report

**Mondrian Homeowners Association**

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>MECHANICAL &amp; ELECTRICAL SYSTEMS</b>							
<b>Fire &amp; Security Systems</b>							
59 Annual Testing/Repair Fund	0	1		1 Each	5,627.55	5.00%	5,909
60 Exterior Alarm Bells	18	30		60 Each	422.07	5.00%	26,590
61 Fire Alarm Main Panels	18	30		30 Each	5,627.55	15.00%	194,150
62 Pull Stations	18	30		30 Each	196.97	5.00%	6,205
63 Smoke/Heat Detectors in Alarm Panel Closets	13	25		30 Each	365.78	5.00%	11,522
64 Sprinkler System 5-Year Certification	0	5		1 Each	11,255.09	5.00%	11,818
65 Sprinkler System Backflow Preventers	8	20		30 Each	1,688.26	15.00%	58,245
66 Sprinkler System Backflow Preventers	8	20		1 Each	3,657.90	5.00%	3,841
67 Sprinkler System Flow Switches	8	20		90 Each	1,069.24	15.00%	110,666
68 Sprinkler System Gate Valves	8	20		60 Each	1,125.51	15.00%	77,660
69 Sprinkler System Pressure Gauges	8	20		30 Each	506.47	5.00%	15,954
70 Sprinkler System Sprinkler Head Replacement Fund	0	1		1 Fund	1,125.51	5.00%	1,182
71 Transmitter Boxes	18	30		30 Each	844.14	5.00%	26,590

# Component Inventory Detail Report

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>Lighting</b>							
72 15' Street Light Poles with Double Fixtures	13	25		8 Each	2,251.01	5.00%	18,908
73 15' Street Light Poles with Single Fixtures	13	25		27 Each	2,025.92	15.00%	62,905
74 8' Light Poles at Parks and Pathways	13	25		38 Each	619.03	5.00%	24,699
75 Address Signs, Lighted	13	25		302 Each	253.24	15.00%	87,950
76 Clubhouse Recessed Light Fixtures	18	30		5 Each	196.97	5.00%	1,034
77 Clubhouse Vanity Light Fixtures	18	30		3 Each	506.47	5.00%	1,595
78 Globe Lights With Metal Bracket	8	20		7 Each	619.03	5.00%	4,550
79 Light Fixtures at Street Poles	8	20		35 Each	506.47	5.00%	18,613
80 Light Fixtures for Poles at Parks and Pathways	13	25		38 Each	393.93	5.00%	15,718
81 Light Poles at Park and Pathway Areas, Paint	0	6		34 Each	90.04	15.00%	3,521
82 Recessed Lights	18	30		372 Each	196.97	15.00%	84,264
83 Street Light Poles, Paint**	7	8		19 Each	112.55	15.00%	2,459
84 Tree Spot Lights	8	20		15 Each	196.97	5.00%	3,102
85 Walkway Lights At Steps and Ramps	8	20		18 Each	196.97	5.00%	3,723
86 Wall-Hung Cylindrical Lights	13	25		453 Each	393.93	15.00%	205,218
<b>Plumbing</b>							
87 Clubhouse Water Heater	0	12		1 Each	1,125.51	5.00%	1,182

# Component Inventory Detail Report

**Mondrian Homeowners Association**

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>Pool &amp; Spa Mechanical &amp; Electrical Systems</b>							
88 Pool Chlorinator (assumed by prev RS)	0	5		1 Each	619.03	5.00%	650
89 Pool Filter (assumed by prev RS)	3	15		1 Each	3,095.15	5.00%	3,250
90 Pool Heater (assumed by prev RS)	3	15		1 Each	3,657.90	5.00%	3,841
91 Pool Pump (assumed by prev RS)	0	10		1 Each	2,025.92	5.00%	2,127
92 Spa Chlorinator (assumed by prev RS)	0	5		1 Each	619.03	5.00%	650
93 Spa Coping Tile	18	30		38 Ln.Ft.	28.14	5.00%	1,123
94 Spa Filter (assumed by prev RS)	3	15		1 Each	3,095.15	5.00%	3,250
95 Spa Heater (assumed by prev RS)	3	15		1 Each	3,657.90	5.00%	3,841
96 Spa Jet Pump (assumed by prev RS)	0	10		1 Each	2,025.92	5.00%	2,127
97 Spa Pump (assumed by prev RS)	0	10		1 Each	2,025.92	5.00%	2,127

# Component Inventory Detail Report

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>SITE SYSTEMS</b>							
<b>Fencing, Railing, &amp; Walls</b>							
98 Concrete Retaining Wall, 3', Paint	0	6		911 Ln.Ft.	5.07	15.00%	5,312
99 Concrete Retaining Walls	0	12		1 Fund	4,502.04	5.00%	4,727
100 Low Curb Walls along Moorpark Dr.	0	12		1 Fund	3,939.28	5.00%	4,136
101 Low Curb Walls at Moorpark, Paint	0	6		150 Ln.Ft.	2.82	15.00%	486
102 Metal Fence and Gate at Heritage Tree, 3'	28	40		144 Ln.Ft.	84.42	5.00%	12,764
103 Metal Fence and Gate at Heritage Tree, Paint**	5	6		144 Ln.Ft.	5.62	15.00%	931
104 Metal Fence at Pool	28	40		258 Ln.Ft.	95.68	5.00%	25,920
105 Metal Fence at Pool, Paint**	5	6		258 Ln.Ft.	8.44	15.00%	2,504
106 Metal Gates at Pool	13	25		4 Each	2,251.01	5.00%	9,454
107 Metal Gates at Pool	8	20		28 Each	619.03	5.00%	18,199
108 Metal Rail, Near Park	13	25		55 Ln.Ft.	84.42	5.00%	4,875
109 Plastic Coated Wire Fence at Mondrian, 6'	28	40		18 Ln.Ft.	50.65	5.00%	957
110 Pool Gates, Paint**	5	6		4 Each	106.92	15.00%	492
111 Site Hand Rails, Paint**	5	6		55 Ln.Ft.	3.38	15.00%	214
112 Wood Fence at Property Line	8	20		980 Ln.Ft.	73.16	15.00%	82,451
113 Wood Fence at Property Line - Good neighbor	8	20		420 Ln.Ft.	39.39	5.00%	17,371
114 Wood Fence at Property Line, Paint	0	6		1399 Ln.Ft.	5.62	15.00%	9,042

# Component Inventory Detail Report

## Mondrian Homeowners Association

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Mountain View, CA

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>Landscape</b>							
115 Backflow Preventer	8	20		2 Each	3,657.90	5.00%	7,682
116 Irrigation Controllers (assumed smart controllers)	3	15		5 Each	2,025.92	5.00%	10,636
117 Irrigation Distribution System Renovate/Remodel	0	30		1 Fund	8,441.31	5.00%	8,863
118 Irrigation System, Repair Fund	0	1		1 Fund	1,125.51	5.00%	1,182
119 Planting, Replacement Fund	0	1		1 Fund	5,000.00	5.00%	5,250
<i>Fund increased per Board request.</i>							
120 Submit Irrigation Upgrade Plan for Permit	0	30		1 Fund	2,813.77	5.00%	2,954
121 Tree Care Allowance	0	1		1 Fund	6,000.00	5.00%	6,300
<i>Fund increased per Board request.</i>							
<b>Mailbox</b>							
122 Mail Boxes	13	25		160 Each	168.83	15.00%	31,065
123 Outgoing Mail Boxes	13	25		14 Each	196.97	5.00%	2,895
124 Parcel Boxes	13	25		16 Each	281.38	5.00%	4,727
125 Pedestal, Pair	13	25		14 Each	619.03	5.00%	9,100

# Component Inventory Detail Report

## Mondrian Homeowners Association

Report Date: 9/28/2021

Mountain View, CA

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>Miscellaneous Site Systems</b>							
126 Brick Pilasters at Streets, Site, Pool - Repoint Allowance	18	30		1 Fund	1,688.26	5.00%	1,773
127 Decomposed Granite	3	15		4394 Sq.Ft.	3.38	5.00%	15,594
128 Fire Hydrants, Paint	5	6		9 Each	56.27	15.00%	582
129 Metal Benches at Play and Park Areas, Paint**	5	6		18 Each	84.42	15.00%	1,747
130 Metal Benches, 5', 6', 8'	13	25		18 Each	1,800.81	15.00%	37,277
131 Metal Garbage Containers, Paint**	5	6		6 Each	61.90	15.00%	427
132 Metal Picnic Tables with Benches, Paint**	5	6		4 Each	106.92	15.00%	492
133 Metal Trash Bin Containers	0	25		6 Each	844.14	5.00%	5,318
134 Pet Waste Station	8	20		1 Each	675.31	5.00%	709
135 Picnic Table and Bench Combination, Metal	0	25		4 Each	1,631.98	5.00%	6,854
136 Pool Trellis, Paint*	5	6		441 Sq.Ft.	3.38	15.00%	1,714
137 Tot Lot Rubberized Surface	3	15		2107 Sq.Ft.	12.38	5.00%	27,389
138 Tot Lot Structures	8	20		2 Each	38,267.30	15.00%	88,015
139 Trellis at Pool Deck	13	25		441 Sq.Ft.	39.39	5.00%	18,240
<b>Pavement</b>							
140 Brick Pavers, Repair Fund	0	12		1 Fund	13,506.10	5.00%	14,181
141 Concrete Curb and Gutter, Repair Fund	0	3		1 Fund	6,077.75	5.00%	6,382
142 Concrete Deck at Pool/Spa, Repair Fund	0	3		1 Fund	5,064.79	5.00%	5,318
143 Concrete Paving, Repair Fund	0	12		1 Fund	12,380.60	5.00%	13,000
144 Site Walks, Repair Fund	0	3		1 Fund	5,064.79	5.00%	5,318
145 Stop Designations	0	5		2 Each	45.02	5.00%	95
146 White Striping	0	5		590 Ln.Ft.	1.12	5.00%	694



# Component Inventory Detail Report

## Mondrian Homeowners Association

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021

See General Information for Definitions

	R.L.	U.L.	Def.	Quantity	Unit Cost	PM&A	Anticipated Total Cost
<b>Pool &amp; Spa Site Systems</b>							
147 Deck Drain Grate at Pool Deck, Composite	13	25		152 Ln.Ft.	22.52	5.00%	3,594
148 Pool Coping Joint, Reseal	0	5		128 Ln.Ft.	8.44	5.00%	1,134
149 Pool Coping Tile	18	30		128 Ln.Ft.	28.14	5.00%	3,782
150 Pool Replaster	3	15		161 SQ.YRD.	84.42	5.00%	14,271
151 Pool Tile	18	30		124 Ln.Ft.	28.14	5.00%	3,664
152 Spa Coping Joint, Reseal	0	5		38 Ln.Ft.	8.44	5.00%	337
153 Spa Replaster	3	15		21 SQ.YRD.	84.42	5.00%	1,861
154 Spa Tile	18	30		34 Ln.Ft.	28.14	5.00%	1,005
<b>Signage</b>							
155 Miscellaneous Signs, Replacement Fund	3	15		1 Fund	562.75	5.00%	591
156 Name Plaques on Brick Pedestals	23	35		5 Each	562.75	5.00%	2,954
157 Pool Signage, Replacement Fund	3	15		1 Fund	619.03	5.00%	650
158 Unistrut Sgn Posts, Replacement Fund	8	20		1 Fund	5,740.10	5.00%	6,027
<b>BUILDING SYSTEMS</b>							
<b>Miscellaneous Building Systems</b>							
159 *Exterior paint components with asterisk were completed as part of the construction defect scope of work.	None	None		None	None	5.00%	0
Total							7,342,028

# Assessment and Reserve Funding Disclosure Summary

## Mondrian Homeowners Association

Mountain View, CA

Report Date: 9/28/2021

Fiscal Year End: 12/31/2021

### Assessment and Reserve Funding Disclosure Summary For the Fiscal Year Ending December 31, 2022

(1) The current assessment per ownership interest is \$338.00 per month.

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page \_\_\_\_ of the attached summary.

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date assessment will be due:	Amount per ownership interest month:	Purpose of the assessment:
None		

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page \_\_\_\_ of the attached report.

(3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years.

**Yes**

(4) If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members:

Approximate date assessment will be due:	Amount per ownership interest:

(5) All major components are included in the reserve study and are included in its calculations.

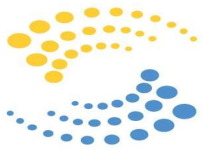
(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$2,456,736.62, based in whole or in part on the last reserve update prepared by SMA Reserves as of September 28, 2021. The projected reserve fund cash balance at the end of the current fiscal year is \$2,098,254.87, resulting in reserves being 85% funded at this date.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is (below), and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is (below), leaving the reserve at (below) percent funded. If the reserve funding proved by the association is implemented, the projected reserve fund cash balance in each of those years will be (below), leaving the reserve at (below) percent funded.

FY Ending	Fully Funded Balance	Projected Reserve Fund Balance	Percent Funded
2022	2,608,969	2,126,957	82%
2023	2,998,870	2,395,348	80%
2024	3,409,818	2,687,774	79%
2025	3,702,695	2,868,921	77%
2026	4,150,880	3,210,833	77%

Note: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 1.00% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 3.00% per year.





# SOCHER

*The Leader in HOA Insurance Since 1987*

**Mondrian Homeowners Association**  
Civil Code 5300(b)(9) Disclosure Summary Form

Property: Travelers: 6/1/2021 - 6/1/2022

\$72,005,638 Special Form (wind included), 125% Extended Replacement Cost with No Coinsurance and a \$10,000 Deductible per Occurrence. Equipment Breakdown Coverage included.

General Liability: Travelers: 6/1/2021 - 6/1/2022

\$1,000,000/\$2,000,000 per Occurrence/General Aggregate with a \$0 Deductible. \$1,000,000 Non-Owned and Hired Automobile Liability is included in this policy.

Umbrella Liability: Greenwich Insurance Company: 6/1/2021 - 6/1/2022

\$15,000,000 Each Occurrence/General Aggregate with a \$0 self insured retention each occurrence.

Directors' and Officers' Liability: Continental Casualty Company: 6/1/2021 - 6/1/2022

\$1,000,000 per Occurrence/General Aggregate with a \$1,000 Retention per Occurrence.

Employee Dishonesty: Primary: Continental Casualty Company: 6/1/2021 - 6/1/2022

\$3,000,000 per Occurrence with a \$250 Deductible.

Excess Employee Dishonesty: Travelers: 6/1/2021 - 6/1/2022

\$500,000 per Occurrence and \$3,000,000 Deductible of Primary

Workers' Compensation: PMA Insurance Company: 6/1/2021 - 6/1/2022

\$1,000,000 Coverage statutory limits as required by California law.

Earthquake Insurance: No Coverage through our Agency.

Flood: No Coverage through our Agency.

**This summary of the Association's policies of insurance provides only certain information, as required by subdivision (b) of Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any Association Member may, upon request and provision of reasonable notice, review the Association's Insurance Policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the Association maintains the Policies of Insurance specified in this summary, the Association's Policies of Insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any Deductible that applies. Association Members should consult with their individual Insurance Broker or Agent for appropriate additional coverage.**

***\*\*For lender and/or unit specific Evidence of Insurance please call EOI Direct at 877-456-3643. For general proof of insurance please contact Socher Insurance at 877-317-9300\*\****

Order: TG6S2HCWD

Address: 491 Chagall St

Order Date: 04-18-2022

Socher Insurance Agency, Inc. | 877-317-9300 | Fax: 877-317-9305 | [www.hoainsurance.net](http://www.hoainsurance.net)

AZ Broker License: #1800015845 | CA Broker License: #0C97535 | NV Broker License: #498347

## **NOTICE OF ASSESSMENTS AND FORECLOSURE**

This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.

### **ASSESSMENTS AND FORECLOSURE**

Assessments become delinquent 15 days after they are due, unless the governing documents provide for a longer time. The failure to pay association assessments may result in the loss of an owner's property through foreclosure. Foreclosure may occur either as a result of a court action, known as judicial foreclosure, or without court action, often referred to as nonjudicial foreclosure. For liens recorded on and after January 1, 2006, an association may not use judicial or nonjudicial foreclosure to enforce that lien if the amount of the delinquent assessments or dues, exclusive of any accelerated assessments, late charges, fees, attorney's fees, interest, and costs of collection, is less than one thousand eight hundred dollars (\$1,800). For delinquent assessments or dues in excess of one thousand eight hundred dollars (\$1,800) or more than 12 months delinquent, an association may use judicial or nonjudicial foreclosure subject to the conditions set forth in Article 3 (commencing with Section 5700) of Chapter 8 of Part 5 of Division 4 of the Civil Code. When using judicial or nonjudicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the amounts secured by the lien are not paid. (Sections 5700 through 5720 of the Civil Code, inclusive)

In a judicial or nonjudicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use nonjudicial foreclosure to collect fines or penalties, except for costs to repair common area damaged by a member or a member's guests, if the governing documents provide for this. (Section 5725 of the Civil Code)

The association must comply with the requirements of Article 2 (commencing with Section 5650) of Chapter 8 of Part 5 of Division 4 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association. (Section 5675 of the Civil Code)

At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail, including a description of its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges owed by the owner. An owner has a right to review the association's records to verify the debt. (Section 5660 of the Civil Code)

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Address: 491 Chagall St  
Order Date: 04-18-2022  
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If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard. (Section 5685 of the Civil Code)

The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

## PAYMENTS

When an owner makes a payment, the owner may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. (Section 5655 of the Civil Code)

An owner may, but is not obligated to, pay under protest any disputed charge or sum levied by the association, including, but not limited to, an assessment, fine, penalty, late fee, collection cost, or monetary penalty imposed as a disciplinary measure, and by so doing, specifically reserve the right to contest the disputed charge or sum in court or otherwise.

An owner may dispute an assessment debt by submitting a written request for dispute resolution to the association as set forth in Article 2 (commencing with Section 5900) of Chapter 10 of Part 5 of Division 4 of the Civil Code. In addition, an association may not initiate a foreclosure without participating in alternative dispute resolution with a neutral third party as set forth in Article 3 (commencing with Section 5925) of Chapter 10 of Part 5 of Division 4 of the Civil Code, if so requested by the owner. Binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time. (Section 5685 of the Civil Code)

## MEETINGS AND PAYMENT PLANS

An owner of a separate interest that is not a time-share interest may request the association to consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exist. (Section 5665 of the Civil Code)

The board must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. (Section 5665 of the Civil Code)

**MONDRIAN HOMEOWNERS ASSOCIATION  
ASSESSMENT COLLECTION POLICY**

**1. DUE DATES:** All Regular Assessments shall be due and payable, on the first day of each month. Special Assessments shall be due and payable on the due date specified by the Board in the notice imposing the assessment or in the ballot presenting the special assessment to the members for approval. In no event shall a Special Assessment be due and payable earlier than thirty (30) days after it is imposed.

**2. PAYMENT RECEIPTS / OVERNIGHT PAYMENT LOCATION:** Owners can request a receipt from the Association, which shall indicate the date of payment and the person who received it. Any request for a receipt of payment must be submitted directly to the Association's business address (separately from any actual payment). Overnight payment of assessments may be sent/delivered to the following address:

**MONDRIAN HOMEOWNERS ASSOCIATION  
C/O Pacific Western Bank  
Common Interest Management Services 3023  
501 Canal Boulevard, Suite E  
Richmond, CA 94804**

**3. APPLICATION:** Payments received on delinquent assessments shall be applied to the Owner's account as follows: payment shall be applied to the principal owed first. Payments on principal shall be applied to the Owner's account by the "balance forward payment" method, i.e., in reverse order so that the oldest arrearages of the principal are retired first. Only after the principal owed is paid in full shall such payments be applied to interest, late charges, collection expenses, administration fees, attorneys' fees, or any other amount due to the Association which result in continued delinquencies.

**4. LATE CHARGE:** All assessments shall be delinquent if not paid within fifteen (15) after they become due and will result in the imposition of a late charge. Under Civil Code Section 5650(b)(2), the late charge is ten dollars (\$10.00) or ten percent (10%) of the delinquent assessment, whichever is greater. Furthermore, the Association shall be entitled to recover any reasonable collections costs, including attorneys' fees, that the Association then incurs in its efforts to collect the delinquent sums.

**5. LATE LETTER:** If a delinquent assessment payment is not paid within twenty-five (25) days after it becomes due, a late letter may be sent to the member reminding them of his/her obligation to pay assessments in a timely manner.

**6. INTEREST:** If an assessment payment is not paid within thirty (30) days of its original due date, interest may be imposed on all sums due, including the delinquent assessment, collection costs, and late charges, at an annual percentage rate of ten percent (10%) OR the rate specified within the CC&RS, whichever is less.

**7. NON-SUFFICIENT FUNDS:** Owners' accounts are assessed for the costs of checks returned NSF (non-sufficient funds) at the amount of \$30.00 to cover both bank charges and account adjustment. This amount is subject to change.

**8. COLLECTION COSTS:** The costs charged by the Association's property management company or other Association designee, for the preparation and mailing of notices to owners including, but not limited to, warning letters regarding delinquent accounts and/or the filing of liens, shall be charged to the delinquent owner's accounts. All attorney's fees and costs incurred in collecting unpaid assessments and other charges will be added to the amounts due, whether they are incurred in the course of a lawsuit or other collection procedures and shall also be charged to the delinquent owner's account.

**9. CHANGE OF ADDRESS / SECONDARY ADDRESS:** All owners must immediately notify the Association, in writing, of mailing address changes. Further, upon receipt of a written request by an Owner identifying a secondary address for the purposes of assessment collection notices, the Association shall send additional copies of any collection notices required by this Collection Policy to the secondary address provided. The Owner's notice of a secondary address must be in writing and mailed to the Association in a manner that shall indicate that the Association has received it. The Association shall only send notices to the indicated secondary address at the point in time the Association receives the written request.

**10. PAY OR LIEN LETTER:** If an assessment payment from the Owner is not paid within thirty (30) days after its original due date (for example, if an Owner fails to pay an assessment which was due on June 1 and the failure to pay continues through June 30th, then the June assessment would not have been paid within 30 days after its original due date), a notice of delinquency (Pay or Lien Letter) shall be sent to the Owner by regular first-class mail and certified mail, return receipt requested. The Pay or Lien Letter shall provide at least 30 days' written notice to a delinquent Owner

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Address: 491 Chagall St  
Order Date: 04-18-2022  
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prior to recording an Assessment Lien and further provide an itemized statement of the charges owed, including a breakdown of: (a) the principal amount owed; (b) any late charges with the method of calculation used to determine such charges; (c) any attorneys' fees incurred; and (d) a description of collection practices, including the right of the association to the reasonable costs of collection. A copy of the Association's collection policy shall be attached to the Pay or Lien Letter.

**11. INTERNAL DISPUTE RESOLUTION PROCESS\*:** The Association shall offer to meet and confer with a delinquent owner to resolve any dispute related to the total amount due from the delinquent Owner to the Association and/or the Association's Collection Policy ("Meet and Confer Offer"). The Association's Meet and Confer Offer shall either be placed within the Association's Pay or Lien Letter or in a separate written communication to the delinquent Owner. An Owner who wishes to accept the Meet and Confer Offer must do so by submitting his/her written acceptance to meet and confer with the Association, which written acceptance must be received by the Association by the deadline date specified in the Association's Meet and Confer Offer. The Association shall designate a prompt date and time for the meet and confer, at a time and location that is mutually convenient to the Association and the delinquent Owner. The Association shall designate a Board member to participate in the meet and confer with the delinquent Owner. Prior to recording a lien for delinquent assessments, the Association shall participate in any meet and confer so accepted by the delinquent Owner, provided, however, that the Meet and Confer must occur within a reasonable time period after the Meet and Confer Offer is submitted to, and accepted by, the delinquent Owner.

**12. ASSESSMENT LIEN:**

a. If the delinquent Owner does not bring his/her account current within the deadline set forth in the Pay or Lien Letter, the Board of Directors shall approve the recordation of an assessment lien against the delinquent Owner's property. For all liens recorded after January 1, 2006, the Board's decision to record the assessment lien shall be by a majority vote of a quorum of the Board members at an open Board meeting. The Board's action should refer to the Lot/Parcel number of the property that is delinquent, rather than the name of the owner. The Assessment Lien shall be recorded in the County Recorder's Office itemizing all sums that are then delinquent, including the delinquent assessment(s), the then current monthly assessment amount which will also accrue and be a part of the lien, interest, late charges, collection costs and reasonable attorneys' fees. Recording this notice creates a lien, which is subject to foreclosure, against the delinquent Owner's property.

b. At the same time, the Association shall advise the Association's collection agent/bank that it should accept no further monies from this delinquent Owner until the assessment lien has been paid in full. Owners shall not send any assessment payments to the Association once the matter has been turned over to the Attorney for collection; such payments shall only be accepted by the law firm. Any payments delivered to the collection agent shall be forwarded to the attorney's office; the attorney shall then release the lien if payment in full was made by the delinquent Owner.

**13. Pre-Foreclosure Actions:**

a. No earlier than thirty (30) days after the Notice of Assessment lien has been recorded, the Association shall make a written pre-foreclosure offer to meet and confer with the delinquent Owner, consistent with the process identified in paragraph 11 herein (except that the timeline for the delinquent Owner to accept a meet and confer would be thirty-five (35) days from the date of the Owner's receipt of this pre-foreclosure offer) or alternative dispute resolution consistent with *Civil Code* §§ 5925, 5930, 5935, 5940, 5945, 5950, 5955, 5960, and 5965. ("IDR/ADR Offer"). Owner shall have thirty-five (35) days from the date of the IDR/ADR Offer to decide whether or not Owner wishes to pursue dispute resolution or a particular type of alternative dispute resolution (except that binding arbitration is not available to any delinquent Owner if the Association intends to initiate a judicial foreclosure).

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Pursuant to a 1994 California decision, *Park Place Estates Homeowners Association, Inc. v. Naber* (1994) 29

Cal.App. 4th 427, the appellate court held that homeowners have an independent obligation to pay monthly assessments and do not have a right to set off or withhold payments of assessments.



b. Prior to initiating foreclosure, the Board of Directors must, in executive session, approve the decision to proceed with foreclosure by a majority vote of a quorum of the Board of Directors. The Board shall record the Board's executive session decision in the minutes of the next meeting of the Board open to the members by referencing the lot/parcel number of the property that is delinquent.

c. The Board of Directors shall not proceed with any form of foreclosure unless and until the amount of delinquent assessments (exclusive of any accelerated assessments, late charges, fees, costs of collection, attorney's fees or interest) equals or exceeds One Thousand Eight Hundred Dollars (\$1,800.00) or the assessments have been delinquent for more than twelve (12) months ("Threshold"). Once the Threshold has been met and all other requirements identified above have been satisfied, the Board may proceed with foreclosure of the assessment lien pursuant to the Association's governing documents and *Civil Code* §5700 through §5720, inclusive. The procedure used shall be private foreclosure pursuant to *Civil Code* §2924, *et seq.*, and *Civil Code* §5700 through §5720, inclusive. The foreclosure action shall include a Notice of Default and Election to Sell, which shall be recorded at the County Recorder's Office and a ninety-day reinstatement period shall begin. Additional foreclosure costs, which may include reasonable Trustee and/or attorneys' fees, shall be charged to the delinquent Owner.

d. As an alternative to foreclosure, the Association may file a personal lawsuit against the delinquent Owner to recover all delinquent assessments owing to the Association. If a lawsuit is necessary to collect the delinquent assessments from the Owner, all expenses, costs and attorneys' fees in connection with said lawsuit, including but not limited to pre- and post- judgment costs for filing fees, personal service, witness fees, interest, execution of judgment and/or writ fees shall be recovered from the Owner (Defendant).

e. If the delinquency is still not cured ninety (90) days after the Notice of Default and Election to Sell was recorded, a Notice of Trustee's Sale shall be recorded and published. This Notice must be published three (3) times during a three-week period and posted in a public place. Additional publication costs, as well as reasonable attorneys' fees shall be charged to the delinquent Owner. If a non-judicial foreclosure sale is completed by the Association against the delinquent Owner's property, the Owner shall have the right to redeem the property for a period of time up to and including ninety (90) days after the date of the Trustee's Sale.

f. When a delinquent Owner has paid in full all delinquent assessments and charges, a Release of Lien shall be recorded in the County Recorder's Office within twenty one (21) days of receipt of the sums necessary to satisfy the delinquent amount and a copy of the lien release shall be mailed to the Owner of the residential Lot.

**14. REQUEST FOR PAYMENT PLAN:** An Owner may submit a written request to the Association for a payment plan. An Owner may also submit a written request to meet with the Board to discuss a payment plan. The Association shall provide the Owner with the standards for payment plans, if any exist. The Board is required to meet with the Owner in an executive session within forty five (45) days of the postmark of the request for the meeting, if the request is mailed within fifteen (15) days of the date of the postmark of the Pay or Lien Notice. If there is no regularly scheduled board meeting within the forty five (45) day timeline, the Board shall designate a committee on one or more members to meet with the Owner.

## **BOARD OF DIRECTORS MONDRIAN HOMEOWNERS ASSOCIATION**

## **DELINQUENCY COLLECTION FEE SCHEDULE**

<b>Late Letters</b>	<b>\$ 25.00</b>
<b>Intent to Lien Letter</b>	<b>\$ 100.00</b>
<b>Lien</b>	<b>\$ 275.00</b>
<b>Preparation of File</b>	<b>\$ 75.00</b>
<b>Payment Plans</b>	<b>\$ 25.00 per month of plan or \$100 (whichever is greater)</b>
<b>Attendance at IDR/ADR or</b>	<b>\$ 75.00 per hour per staff member.</b>

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**NOTE: FEES AND COSTS FOR COLLECTION SERVICES REFLECTED IN THIS POLICY ARE SUBJECT TO  
CHANGE WITHOUT FURTHER NOTICE**

# How Do I Pay My Assessment?

## Online Payment Portal

You can conveniently pay through your Association's Online Homeowner Portal by going to <https://portal.commoninterest.com/>. Once logged into the Portal, you can make a one-time or recurring payment for a fixed amount, an amount within a range (for variable assessments) or your full balance. You can pay using your bank account information or a debit/credit card.

## Mailing a Check

### Mail Regular Payments To:

Your Association's Name  
C/O Pacific Western Bank  
P.O. Box 45480  
San Francisco, CA 94145-0480

### Mail Overnight Payments To:

Your Association's Name  
C/O Pacific Western Bank  
Common Interest Management Services 3023  
501 Canal Boulevard, Suite E  
Richmond, CA 94804

Your check must be made payable to the name of your Association. Include your 9-digit owner account number which is listed on your statement or payment coupon.

## Your Personal Online Banking or Bill Pay System

If you use your own bank's Online Bill Pay System to pay assessments, make sure that the payee/biller name, address, and account number are accurate. The payee/biller name must be the name of your Association. You must also include your 9-digit owner account number. Your owner account number can be found on your statement or payment coupon. Your online banking payment may not happen as an immediate electronic transfer of funds. Please allow 7-10 business days for mailing.

### Mail payments to:

Your Association's Name  
C/O Pacific Western Bank  
P.O. Box 45480  
San Francisco, CA 94145-0480

Order: TG6S2HCWD  
Address: 491 Chagall St  
Order Date: 04-18-2022  
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**REQUEST FOR ANNUAL NOTICE OF ADDRESS,  
REPRESENTATIVE AND RENTAL STATUS**

Please complete this form and return it to the Association as noted below within 30 days:

1. Association Name:

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2. The full name(s) of the property owner(s):

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3. The property address within the Association:

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4. The requested primary mailing address:

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5. Optional: An alternate or secondary mailing address:

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6. Optional: The name and address of your legal representative, power of attorney, or other person (if any) who can be contacted in the event of your extended absence:

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7. Is the property that you own (check one):

☐ Owner-occupied

☐ Rented out

☐ Developed, but vacant

☐ Undeveloped

**NOTE: If an owner fails to provide the notices set forth above, the property address of the Owner's Separate Interest within the development shall be deemed to be the address to which notices are to be delivered.**

*The above information is requested pursuant to Civil Code §4041.*

**PLEASE RETURN THIS INFORMATION TO THE ASSOCIATION AT THE FOLLOWING ADDRESS:**

Common Interest Management Services  
315 Diablo Rd. Ste. 221  
Danville, CA 94526

Order: TG6S2HCWD  
Address: 491 Chagall St  
Order Date: 04-18-2022  
Document not for resale  
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### CHARGES FOR DOCUMENTS PROVIDED AS REQUIRED BY SECTION 4525\*

The seller may, in accordance with Section 4530 of the Civil Code, provide to the prospective purchaser, at no cost, current copies of any documents specified by Section 4525 that are in the possession of the seller. **A seller may request to purchase some or all of these documents but shall not be required to purchase ALL of the documents listed on this form.**

Provider of the **Section 4525** Items:

Heidi Pleger, Senior Director of Escrow Services, Common Interest Management Services

Check or Complete Applicable Column or Columns Below:

Document	Civil Code Section Included	Fee for Document	Not Available (N/A) or Not Applicable (N/App)
Articles of Incorporation (or statement that not incorporated)	Section <b>4525(a)(1)</b>	\$35.00	
CC&Rs	Section <b>4525(a)(1)</b>	\$35.00	
Bylaws	Section <b>4525(a)(1)</b>	\$35.00	
Operating Rules	Section <b>4525(a)(1)</b>	\$35.00	
Age Restrictions, if any	Section <b>4525(a)(2)</b>		Refer to the Demand
Rental Restrictions, if any	Section <b>4525(a)(9)</b>	\$35.00	Refer to the Demand
Annual Budget Report (or summary, including Reserve Study)	Sections <b>5300 and 4525 (a)(3)</b>	\$35.00	
Assessment and Reserve Funding Disclosure Summary	Sections <b>5300 and 4525 (a)(4)</b>		Included in Annual Budget Package
Annual Financial Statement Review or Audit	Sections <b>5305 and 4525(a)(3)</b>	\$35.00	See Comments
Assessment Enforcement Policy	Sections <b>5310 and 4525(a)(4)</b>		Included in Annual Budget Package
Insurance Summary	Sections <b>5300 and 4525 (a)(3)</b>	\$35.00	
Regular Assessment	Section <b>4525(a)(4)</b>		Refer to the Demand
Special Assessment	Section <b>4525(a)(4)</b>	\$35.00	Refer to the Demand
Emergency Assessment	Section <b>4525(a)(4)</b>		Refer to the Demand

Other Unpaid Obligations of Seller	Sections <b>5675 and 4525(a)(4)</b>		Refer to the Demand
Approved Changes to Assessments	Sections <b>5300 and 4525(a)(4), (8)</b>		Included in Annual Budget Package
Settlement Notice Regarding Common Area Defects	Sections <b>4525(a)(6), (7) and 6100</b>		Refer to the Demand
Preliminary List of Defects	Sections <b>4525(a)(6), 6000 and 6100</b>		Refer to the Demand
Notice(s) of Violations	Sections <b>5855 and 4525(a)(5)</b>		Refer to the Demand
Required Statement of Fees (Escrow Demand)	Section <b>4525</b>	\$310.00	
Minutes of Regular Board Meetings (conducted over the previous 12 months, if requested)	Section <b>4525(a)(10)</b>	\$50.00	
<b>Total fees for these documents:</b>		\$660.00	

\*The information provided by this form may not include all fees that may be imposed before the close of escrow. Additional fees that are not related to the requirements of Section 4525 shall be charged separately.

This is the minimum document offering required to meet CA Statute 4525. You may opt to acquire additional documents including, but not limited to, Meeting Minutes, Reserve Studies, Insurance Declaration Pages, and/or property inspections not mandated by law but helpful to the prospective buyer(s) and/or their agent to make a more informed decision regarding the subject property

Please note: Other fees including, but not limited to, Transfer Fees, Capital Contributions, Collection fees, etc. may be assessed to each property and will be disclosed on the Statement of Fees (Demand) and are not included within estimated charges outlined within this form.

Financial Statement Review aka Audited Annual Financial

The buyer and seller may negotiate who pays document and disclosure fees.

The management company is not paid a referral fee by HomeWiseDocs as part of this transaction.

## II. RULES, REGULATIONS AND RESTRICTIONS

### INTRODUCTION

**The Rules, Regulations and Restrictions for the Community appear at the end of this Information Handbook as “Appendix A.”** This information is issued by the Board, as authorized by the Governing Documents of the Association. **This is a supplement to the CC&Rs and Bylaws.** In the event of any conflict between the Rules and Regulations contained herein and the aforementioned documents, the provisions of the CC&Rs and Bylaws shall prevail. **PLEASE READ THE CC&Rs AND BYLAWS AS WELL AS THE RULES AND REGULATIONS.**

The Rules and Regulations are intended as a guide to the conduct and activities of all Owners, tenants, residents and guests. Each resident living within the Community and using the facilities is entitled to maximum enjoyment provided they respect community and neighbors.

The Community falls under the jurisdiction of the City of Mountain View, County of Santa Clara and the State of California. All city, county, state and federal ordinances and codes apply. Each Residential Unit shall be used for residential purposes only. Except to the extent expressly permitted by the CC&Rs, conducting a business of any kind within the Community is forbidden.

### CHANGES IN RULES AND REGULATIONS

The Board may, in accordance with the Bylaws, alter, amend, revoke or add to these Rules and Regulations for the preservation of safety and order within the Community, for its care and cleanliness, and for the protection of the Community’s reputation. When notice of any such alteration, amendment, revocation or addition is given to any Homeowner, it shall have the same force and effect as if originally made a part of the Rules and Regulations. Owners, including absentee Owners, are responsible for ensuring that tenants, residents and guests abide by these Rules and Regulations.

### ENFORCEMENT PROCEDURE

All Owners, tenants, residents and guests are required to abide by these Rules and Regulations. The Management Company, acting on behalf of the Association, has been instructed by the Board to require the compliance of persons within the Community with the provisions of the Rules and Regulations, Architectural Guidelines, CC&Rs, and Bylaws. Anyone refusing to do so may face corrective action decided by the Board. Homeowners may report apparent violations in writing to the Management Company. Once a Homeowner gives the Board a written complaint that a rule has been violated, the Board will investigate the allegations and may take action against the offending Homeowner or resident, including, but not limited to, specially assessing, if appropriate, or instituting legal action.

If there is a violation, the Management Company has been instructed to do the following:

1. Obtain names and addresses of violator(s) and send a written notice of the violation. An appropriate amount of time will be given to correct the violation.
2. Track the violation, and if not corrected in the time allotted, send a Final Notice. (Note: At the discretion of the managing agent and/or the Board, this step may be skipped in order to expedite the enforcement process.)
3. If the violation is still not corrected, refer the offender(s) to a hearing with the Board of Directors.

If the violation is not corrected after the hearing takes place, the matter will be referred to the Association's attorney. In some cases, if management deems appropriate, the matter may be referred to legal counsel prior to a hearing with the Board. For failure to correct the violation, the Homeowner could be subject to a fine, special assessment, and/or repayment of all expenses incurred by the Association to correct the situation, including attorneys' fees. Prior to the imposition of any fine or suspension of rights, however, the Homeowner shall be given notice and an opportunity to appear in person (or submit an explanation in writing) before the Board or appropriate committee. Depending on the severity and frequency of the violation and violator, the choice of the enforcement procedure(s) and/or the enforcement remedy utilized may vary.

**THE BOARD OF DIRECTORS SHALL HAVE THE SOLE AUTHORITY TO ENFORCE THE RULES AND REGULATIONS, INCLUDING THE COLLECTION OF LEGAL FEES FOR ENFORCEMENT OF VIOLATION OF THESE RULES AND REGULATIONS. ANY PRIOR LACK OF ENFORCEMENT OF THESE RULES BY THE BOARD SHALL NOT CONSTITUTE A WAIVER OF THE RIGHT TO ENFORCE SUCH RULES IN THE FUTURE.**

**ONLY THE BOARD OF DIRECTORS CAN RESCIND LEGAL FEES OR DIRECT THAT LEGAL FEES NOT BE IMPOSED.**

Please read the Rules and Regulations carefully. If you unknowingly break any rule, and the Management Company or Board brings it to your attention, please respect their wishes, as they are acting on behalf of the Association. Please contact the Management Company if you have any further questions.

### **III. ARCHITECTURAL GUIDELINES INTRODUCTION**

One of the most important functions of the Association is the preservation of the architectural character of the development in order to enhance the desirability and attractiveness of the entire Community. The Association has established the Architectural Guidelines to enforce procedural guidelines and rules for reviewing proposed improvements. The Architectural Guidelines outline principles for design, standards and procedures, and timelines for review, including architectural restrictions on any changes or Improvements that you might want to make to your Residential Unit. These Architectural Guidelines are not intended to restrict individual creativity or personal preference, but rather to assure and preserve the value, desirability, attractiveness and architectural integrity of the Community. We recommend and encourage that the Architectural Guidelines are carefully reviewed and considered before making any Improvements to your Unit.

**The Architectural Guidelines appear at the end of this document as "Appendix B."**

#### **A. COMMITTEE REVIEW**

The Board or the Architectural Committee, if appointed, strives to preserve the highest standard and quality of life for each Homeowner within the Community. The Board or the Architectural Committee is charged with the responsibility to review and approve proposed exterior and interior modifications or additions to a Residential Unit in the Community. The Committee is not responsible for approving the means and methods of construction. This is the sole responsibility of the individual Owner. In many cases the Homeowner makes his/her designer and/or installing contractor responsible for the requirements of these Architectural Guidelines and the CC&Rs. The relationship, agreements and contracts between the Owner's designer and/or installer is strictly between those parties. It is the responsibility of each Homeowner to satisfy the requirements of the CC&Rs and these Architectural Guidelines.

The Board, at any time, may elect to delegate its architectural review and approval rights to an Architectural Committee. The Board or the Architectural Committee has the right to hire any engineer or



other consultant, the opinion of which the Board or Committee deems necessary in connection with its review of any plans submitted by any Homeowner. The term Architectural Committee, or Committee, as used throughout the remainder of this document, shall refer to the Board if an Architectural Committee has not yet been appointed.

## **B. IMPROVEMENTS REQUIRING ARCHITECTURAL APPROVAL**

You must have the approval of the Board or the Architectural Committee before beginning any construction, or making any modification to your Unit. **Even if your proposed work falls within the Architectural Guidelines described in Appendix B of this document, you still must obtain written approval from the Committee before beginning work.** Failure to obtain the approval of the Architectural Committee constitutes a violation of the CC&Rs and may require modification or removal of existing work or improvements at your own expense. In some cases, the local government may require a building permit. The approval of the Architectural Committee does not assume any responsibility for approval by government agencies, or for the structural engineering of the application.

## **C. APPLICATION PROCEDURE**

**Submittal:** Before you begin any work on your Unit, you must submit an application to the Architectural Committee for approval.

The Committee will endeavor to review and respond to all plan submittals within sixty (60) days after receipt of all required materials. **PLEASE NOTE THAT NO WORK MAY BEGIN PRIOR TO ARCHITECTURAL APPROVAL.**

This review is in no way intended to approve architectural request for structural engineering or in lieu of any required City/County permits or inspections. The intent is to maintain the visual quality of the Community.

In order to process your application for approval, the Architectural Committee will need a copy of the **Application to Modify (attached to this package in Appendix D: Forms)**, color scheme, drawings, and specifications. **You will also need to submit a processing fee of \$25.00, payable to Common Interest Management Services.** If you are not sure which application fee applies, please contact our office at 408-370-9902 or via email at [cmartinez@commoninterest.com](mailto:cmartinez@commoninterest.com) and she will help you to determine this. In order to avoid paying the fee multiple times, we strongly encourage you to consolidate all of your foreseeable modifications onto one application.

Applications should be mailed by Certified Mail to the Association at the following address:

**Mondrian Homeowners Association**

c/o: Common Interest Management Services

262 E. Hamilton Avenue, Suite D

Campbell, CA 95008

Order: TG6S2HCWD  
Address: 491 Chagall St  
Order Date: 04-18-2022  
Document not for resale  
HomeWiseDocs

#### **D. QUESTIONS**

Any questions or inquiries regarding the procedures set forth in the Architectural Guidelines shall be directed to the Board or the Management Company. However, no variance or change to the requirements set forth in the Architectural Guidelines shall be effective unless in writing and authorized by the Board or Architectural Committee.

The Board may, from time to time, amend and repeal these Architectural Guidelines by majority vote.

**Owners shall give notice to the Board upon completion of any construction or reconstruction.**

#### **V. MISCELLANEOUS PROCEDURES**

##### **A. PROCEDURE FOR OWNER HEARING**

1. Introductions and hearing session procedures.
2. Statement of violation by acting chairperson.
3. Invitee's statement and presentation of oral or written evidence.
4. Review of Community Declaration requirements, Bylaws, and Community Guidelines of the Association.
5. Discussion and questioning of the invitee by the Board.
6. Questions and final statement by invitee.
7. Owner is thanked for coming and told that they will be notified of the Board's decision within ten (10) business days.
8. Board ruling without Owner present.
9. Enforcement procedures as applicable.
10. Adjournment.

##### **B. FIRE EMERGENCY PROCEDURES**

Upon taking occupancy, every resident should set aside time to walk around and familiarize themselves with the Community. This will enable you to become a more informed resident.

Be certain to test your smoke detector at least monthly (or more frequently if recommended by the manufacturer) to make certain it is in proper working order. Make sure all family members know what to do and where to go in the event of a fire emergency.

**THE EMERGENCY NUMBER FOR FIRE, POLICE AND PARAMEDICS IS 911.**

## **C. EARTHQUAKE PREPAREDNESS GUIDE**

### **BE INFORMED**

1. Everyone should be familiar with the location and operation of each main utility service of their home including: the main gas meter shut-off valve, the main water valve, the electrical panel and the main electrical panel at the exterior closet.
2. Your phone book has information on earthquake preparedness, basic first aid and CPR.
3. Develop a family emergency plan, which includes a place to reunite.
4. Designate a contact person 300 miles away or more and provide that person with a list of people to call and notify for you outside of the disaster area.
5. Learn first aid and CPR.
6. Make sure every member of the family, over age 10, knows how to shut-off gas, water and electricity.
7. Move heavy items to lower shelves.
8. Remove or isolate flammable materials.
9. Install latch-locking devices on cabinet doors.

### **BE PREPARED**

1. Earthquake kit – purchased at home improvement and surplus stores.
2. Flash light – have spare bulbs and extra batteries.
3. Portable radio – have extra batteries.
4. First aid kit – purchased at drug stores and surplus stores.
5. Fire extinguisher – rating type ABC.
6. Candles and matches – be sure there are no gas leaks prior to using.
7. Basic tool kit.
8. Nonperishable food items – suggested 2 weeks' supply per person.
9. Can opener -non-electric.
10. Water – 1 to 2 gallons per person per day. Water filter kits that connect to your water heater can be purchased at home improvement stores. The average water heater holds 30 gallons of water.

11. Crowbar – keep a crowbar under the bed for use in forcing open jammed doors.
12. Essential medication.
13. Keep shoes and eyeglasses handy.
14. Eyeglasses -spare.
15. Whistle.
16. Watch & Clock – battery operated.
17. Cash – ATM machines and banks may be out of service
18. Your vehicle – It may be a good idea to store some of these items in your vehicle including a first aid kit and sturdy shoes.

#### **AFTER EARTHQUAKE CHECKLIST**

1. Yourself.
2. Family & neighbors – trapped or injured.
3. Gas leaks – do not shut off your gas unless you smell gas!
4. Fireplace.
5. Gas water heater.
6. Stove area.
7. Electrical – visually check for sparks or broken wires which pose a hazard.
8. Water – check for broken water and sewer lines. Don't drink water unless you know it's safe.
9. Phone – check for dial tone. Do not use unless it is an emergency. Flooding the phone systems only delays help for people who really need it.
10. Look for broken glass or other hazards.

**For further information, refer to the First Aid and Survival Guide in your phone book.**

# **Mondrian Homeowners Association**

## **Appendix A: Rules, Regulations and Restrictions**

The following rules and regulations are intended as a supplement to the Association CC&Rs, but are not a substitute for that document. The CC&Rs should also be read carefully.

### **1. Park Rules**

Use of the community park is limited to the hours between dawn and dusk only. a) There shall be no unauthorized motor vehicles, off-road or all-terrain vehicles or motorized bicycles or motorcycles. b) No overnight camping shall be permitted. c) No one shall bring any dog or other pet into the parks unless the same is leashed or otherwise attended and controlled and each Owner shall be responsible for the immediate removal of any pet excrement. d) Hours of use are from sunrise to dusk. e) No waste materials, sewage, garbage, petroleum or other chemical product, paper, food or other foreign object shall be deposited or placed in the parks, except that garbage may be placed in any container which the Association may place in the parks expressly for that purpose. f) Any abuse of the parks or equipment by Members or their guests may result in future loss of privileges and damages will be charged to the Member. g) Members and their guests use the parks and Recreation facilities and equipment at their own risk. h) No Member shall directly or indirectly use the parks for any commercial selling.

### **2. Pool / Recreational Facility Rules**

a) The pool areas are open between the hours of 7:00 a.m. -11:00 p.m. The pool areas may NOT be reserved for private use. b) Members must have in their possession a numbered Key FOB when accessing pool areas. c) Appropriate swimming attire is required. No cut-offs jeans, etc. d) All bobby and hairpins must be removed before entering the pool area. e) Radios, record players and other audio devices are not permitted in the pool areas, unless they are used with earphones. f) Diving, cannon-balling, running, skateboarding, bicycling, skating, boisterous play and animals of any kind are not permitted in the pool areas. g) Only unbreakable containers are permitted in the pool areas and must be removed following use. NO GLASS CONTAINERS ARE PERMITTED. h) No alcohol may be consumed in the pool area. i) Suntan oils and lotions are to be showered off prior to entering the pool. j) The pool is closed during maintenance services. k) Patio furniture shall always be returned to its original location. l) No smoking within the enclosed pool area or recreational facilities. m) Barbecues are not permitted in the pool area or sidewalks at the recreational facilities. n) Profanity, improper behavior, intoxication and vulgarity are prohibited. o) No toys, tubes or mattresses of any kind are allowed in the pool area. p) Throwing objects such as baseballs, footballs, rocks, etc., is prohibited within the pool area. q) To reduce the possibility of contamination, individuals needing diapers must not use the pool; this includes swim diapers. r) Children under fourteen (14) years of age should be accompanied and supervised by an adult. s) Up to four (4) Key FOBs at a time may be issued to each household. Replacement key FOBs are available at cost plus \$5.00. t) It is the responsibility of each Member to accompany any guests to the pool areas. The number of guests shall be limited so that other Members may have reasonable use of the pool facilities at all times.

### **3. Vehicle & Parking Restrictions**

No mobile home, camper or recreational vehicle, boat, truck or similar equipment shall be parked within the Development. For purposes herein, "truck" does not include a pickup truck that does not exceed one ton or a sports utility vehicle. In addition, trucks may park on a temporary basis for delivery or pickup purposes. All garage doors shall be equipped with automatic garage door openers. Occupants shall park their vehicles in their garages so that unassigned Association Common Area parking spaces are available for

guest parking. Parking spaces shall be used for the parking of motor vehicles only; no garage or parking space may be converted into any use that would prevent parking the number of vehicles the space was designed to contain. Common Area private streets must be kept free and clear for emergency vehicle access at all times.

All common area spaces are designated as guest parking spaces and are for the use of the owner's invitees/guests only. Guests may not park on more than two consecutive days, or on more than seven days during a calendar month, without prior permission from the managing agent. Residents may not use the guest parking spaces. Violators may be towed at the vehicle owner's expense.

#### **4. Automobile Maintenance**

There shall be no maintenance (other than vehicle washing and cleanup) or repairs performed on any automobile except within an enclosed garage or except for any emergency repairs that are necessary in order to remove the vehicle to a proper repair facility.

#### **5. Signs**

Small security signs are allowed in the unit's windows only, as long as they are informing of the presence of a security system in place. No other signs shall be displayed, except as specifically approved by the Board or authorized by law.

#### **6. Animals**

Normal and customary household pets may be maintained within the development in compliance with all local ordinances and the following conditions:

(i) there shall be no more than (a) two dogs; or (b) two cats; or (c) one dog and one cat maintained by the occupants in any Condominium unless otherwise authorized in writing by the Board; (ii) no animal shall be maintained for any commercial purposes; (iii) the use of the Common Area by animals shall be subject to such additional rules as may be adopted by the Board; (iv) the owner of the animal immediately shall clean up after his or her animal; and (v) the Owner shall be responsible for any damage to any Common Area caused by any animal maintained within the Owner's Condominium. The Board, after notice and a hearing, may require the permanent removal from the Development of any animal that the Board, in its discretion, determines is a nuisance, a danger to the health or safety of any occupant, or otherwise interferes with the quiet use and enjoyment of occupants of any Condominium. The Board may find that an animal is a nuisance if the animal or the animal's owner continues to violate the Rules regulating animals after receipt of a demand from the Board to comply with the Rules.

#### **7. Holiday Decorations**

Holiday decorations are permitted, provided that they are mounted in a way that does not involve penetration of any common area surface or any other damage to a common area component. Holiday decorations may be displayed no more than 45 days prior to the applicable holiday, and must be removed within 15 days after the holiday.

#### **8. Water Intrusion**

If the Unit Owner discovers water intrusion into the building structure or wall interior, the Owner must notify the Association IMMEDIATELY, regardless of the cause of the water intrusion.

- A.** If the water intrusion results from a leak in a component within the wall and the homeowner contracts the repair, the Owner may NOT close the opening in the wall without written permission from the Association. If the Owner does close the opening, and further inspections or repairs of the wall interior are required, the Association will re-open the wall and the Owner will be responsible for the extra costs incurred if the leak was the responsibility of the owner. (In this situation, the association will not re-finish the interior surfaces, such as paint, flooring, and carpet).

Depending upon the nature and location of the damaged component, either the Association or the Owner may be responsible for maintaining it. The Association will determine maintenance responsibility and notify the Owner:

1. If the damaged component is the Owner's maintenance responsibility, the Owner will be responsible for the cost of all repairs, and will be responsible for performing cosmetic restoration of the interior surfaces inside the Unit after repairs are complete.
2. If the damaged component is the Association's maintenance responsibility, the Association will be responsible for the cost of the repairs (other than any extra costs necessitated by the Owner's unauthorized work). Neither the Association nor its insurer may be responsible for the contents of your home or its interior surfaces, provided there was no neglect on the part of the Association. THEREFORE, MAKE SURE YOU HAVE YOUR OWN HOMEOWNERS' INSURANCE POLICY IN PLACE, AND HAVE YOUR INSURER ENSURE THERE ARE NO GAPS IN COVERAGE.

**B.** If the water intrusion originates within the Owner's Unit (overflowing sink, appliance leak, etc.), repairs will be performed as described above, and the Owner may not close the opening in the wall without written permission from the Association. The Owner will be responsible for the cost of all repairs, and will be responsible for restoring the interior surfaces of the Unit.

## **9. Trash Removal**

Each Owner shall be responsible for transporting and retrieving the Owner's own trash containers to and from the trash container pickup areas on trash collection day. All trash or refuse shall be kept only in sanitary containers, which shall be kept in the areas within the garage or otherwise screened from view from any other Unit except when placed in the trash container pickup area. The owner's unit number shall be displayed on their trash containers. Boxes must be broken down prior to being placed in the containers. Trash containers shall be placed outside for curbside service no later than the evening before trash collection day and shall be retrieved no later than the evening of trash collection day.

## **10. Attic Restrictions**

There shall be no storage or occupancy of the attics at any time. The attics were not designed for storage or occupancy purposes and any storage or occupancy could adversely affect the structural integrity of the Condominium building and represent a fire hazard.

## **11. Hobby Shops and Power Equipment**

No power equipment, hobby shops, or vehicle maintenance (other than emergency) shall be permitted on the Project except with prior written approval of the Board. Use of portable power tools or yard maintenance equipment shall be permitted during reasonable hours of the day, if the use is conducted in a manner as to avoid any unreasonable noise, dust, fumes, or hazard adversely impacting neighboring Lots.

## **Appendix B: Architectural Guidelines**

In addition to the restrictions set forth in the CC&Rs and the Rules and Regulations, each Homeowner should also become familiar with these Architectural Guidelines when contemplating any changes to the home. Modifications require written Committee approval even if they are covered here (with the exception of a satellite dish antenna described in section 2, which does not require an application as long as it conforms completely to these guidelines). However, these guidelines are meant to give owners an idea of which types of improvements are likely to receive approval.

### **1. Flooring Modifications**

With the exception of changing carpet for another carpet, no floor covering may be changed from the materials originally installed unless:

- a. The plans and specifications for the replacement coverings are provided with an architectural application, and that application has been approved by the Architectural Committee or the Board of Directors.
- b. The above referenced plans and specifications must be accompanied by the certificate and signature of an acoustical engineer certifying that the new floor will provide equal or better quality and noise transmission, and that such construction is to code.
- c. Prior to completion of construction, the association must be given an opportunity to inspect the improvement. If the improvement is completed prior to such inspection the owner will be required to remove enough of the materials to provide for such inspection. The association will charge a fee for this inspection.

### **2. Sound Transmission**

No Unit shall be altered in any manner that would increase sound transmission to any adjoining or other Unit, including, but not limited to, the replacement, modification or penetration of any wall that increases sound transmission to any other Unit except as authorized by the Architectural Committee.

Except as authorized in the governing documents, Owners shall not attach any audio equipment, including speakers or flat screen televisions to walls that separate Units. In addition, sources of vibration, such as motors, shall not be attached to a wall that separates Units when an audible noise can be heard, at any level, in the adjacent unit. Owners desiring to mount audio equipment to a wall that separates Units must do so by submitting detailed plans to the Architectural Committee for its written approval showing vibration isolation and performances that are achievable to control noise between the adjoining Units.

### **3. Satellite Dish Antennas**

A satellite dish antenna of one meter or less in diameter may be installed entirely within exclusive use common area. The antenna may not be affixed to the exterior of the exclusive use common area and cannot penetrate any part of the building structure or be attached to the railing. The antenna must be installed at the point designated by the Association's satellite service vendor where applicable, and must remain inside the vertical and lateral boundaries of the exclusive use common area (i.e. patios/porches/terraces). When the Association has given notice of scheduled painting and/or repairs of common area property, the antenna must be removed to allow for painting.

No other television, video or radio poles, antennae, satellite dishes, cables or other transmission and/or reception fixtures or personal property shall be installed or maintained on any Condominium unless approved in advance by the Architectural Committee.



#### **4. Items on Exclusive Use Common Area**

No storage of any kind shall be permitted on the exclusive use patios, porches, and terraces, with the exception of patio furniture and grills, provided that coasters must be placed on all grill, table and chair legs. Charcoal grills may not be used or stored on the 2<sup>nd</sup> floor terraces -only gas grills are permitted on the 2<sup>nd</sup> floor.

Exclusive use common area must be kept in an orderly condition at all times.

On any exclusive use common area that is covered with a waterproofing membrane or coating: Residents may NOT place items such as welcome mats, tile, indoor/outdoor carpet, or grills on the surface. Residents must also ensure that high heel shoes are not worn on the surface. Pots and planters, if approved by the Architectural Committee, must be raised off of the surface and coasters must be placed on all plant stand legs/wheels.

#### **5. Affixed Items**

Residents may not hang any objects on the exterior of the building or the exterior of fences.

Nothing may be nailed to the common area walls.

#### **6. Clotheslines & Laundry**

No exterior clothesline shall be erected or maintained on any Condominium; and there shall be no exterior drying or laundering of clothes on any balcony, patio, porch or other outside area of any Condominium unless otherwise authorized by the Board in writing.

#### **7. Window Coverings**

The interior surfaces of all windows shall be covered with normal and customary window coverings such as curtains, drapes, shutters or blinds. The exterior side of window coverings shall be white or off-white unless approved otherwise in writing by the Architectural Committee.

#### **8. Water Softeners**

Water softeners are permitted, provided that they are commercially serviced and located inside the garage. No owner shall deposit or dispose, or permit to be deposited or disposed, any salts or other chemicals from water softeners into the storm drain systems.

**Mondrian HOA**  
**Covenant Compliance Inspection Policy**  
**Adopted July 18, 2018**

At the time of each transfer of Unit ownership, the Association shall require an interior and exterior Covenant Compliance Inspection of the Unit in conjunction with the Association related disclosure process. Such inspections will be coordinated through and conducted by, the Association Management Company. All fees associated with resale, including said inspection shall be the responsibility of the real estate transaction parties, and not the Association.

This Covenants Compliance Inspection requirement is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

# *Mondrian Homeowners Association*

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111 Deerwood Drive, Suite 200  
San Ramon, CA 94583

800-404-0141  
Fax- 925-831-4791

## **Rule Change Notice**

November 9, 2012

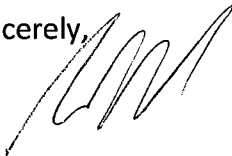
Dear Homeowners,

In January of 2004, a new law was added to California Civil Code Section 1357.130(a) that requires a Board of Directors to give their association members thirty (30) days notice of any proposed rule addition or change the board is considering so that members may offer comments and opinions on the proposed rules.

At the Mondrian HOA Board Meeting open session on November 1, 2012 the board reviewed all homeowner comments management received and after careful deliberation approved the rule. Your new rule regarding window coverings is as follows:

The interior surfaces of all windows shall be covered with normal and customary window coverings such as curtains, drapes, shutters or blinds. The exterior side of window coverings shall be white or off-white, natural light or dark stained wood blinds, wood woven blinds and wood shutters unless approved otherwise in writing by the Architectural Committee.

Sincerely,



Al Cui, Division Manager

VEHICLE PARKING RESTRICTIONS  
THE MONDRIAN HOMEOWNERS ASSOCIATION

**PARKING AND VEHICLE RULES**

1. Vehicle Restrictions Recreational vehicles, mobile homes, boat and air craft, trucks in excess of one ton, off road vehicles including motorcycles, golf carts, trailers and any vehicle not registered within state guidelines may not park in the common area parking spaces.
2. Guest Parking. Only Guests of the current residents are permitted to park within the common area parking spaces and must utilize the most recent Board approved, patrol agreement pertaining to registering guest vehicles within the community. Guests shall be granted permission to park within the guest parking spaces no more than 3 consecutive days, and no more than 7 total days within a calendar month. The ability to register a guest vehicle with patrol does not guarantee an available parking space within the community. Only vehicles with current, valid registration will be permitted to register with the patrol company.
3. Large Gatherings. Residents that intend to hold a large gathering for any occasion shall advise their guests of the guest parking restrictions and that available parking is on a first come first serve basis.
4. Resident Parking. Resident's may not utilize the common area parking spaces to park personal vehicles at any time, unless specific permission has been granted by the Board. If there is an emergency, such as emergency construction issues that will not allow parking within the garage, written permission may be granted by Management and on a temporary basis only.
5. Noise. Residents shall not permit excessive noise from engines, horns, spinning wheels, and/or vehicle alarms from their vehicles and/or from the vehicles of their guests. All motor vehicles must have adequate muffler and exhaust systems. Any complaints received may result in a hearing before the Board at which time, fines may be assessed to the owner of the home.
6. Car Alarms. Vehicle alarms that do not automatically shut off after a set interval are not allowed. Should a vehicle alarm continue without shutting off after a reasonable interval, the Community Management Company or the Association may, at the Owner's expense, hire a locksmith and take whatever action necessary to stop the noise. The arming and/or disarming of vehicle security alarms and other security devices shall not disturb residents of the Community.
7. Speed. All drivers must maintain safe speeds and observe a maximum speed of no more than 10 miles per hour while driving within the Community.
8. Temporary Storage Units. Temporary storage units may be stored within the Association upon receipt of written permission from Management, and for a time not to exceed 3 consecutive days. Only 1 (one) temporary storage unit will be permitted for a duration of time. Permission for these units will be granted on a first come first serve basis. Storage units for other purposes (i.e. home construction, home clean out), require written permission from the Board of Directors prior to delivery. Failure to comply with the requirements for temporary storage units will result in immediate removal of the unit at the expense of the person or entity that rented the unit. Temporary storage units may be approved by the Board at any time as deemed necessary for approved Association projects and for the duration of time as needed to complete the project.

VEHICLE PARKING RESTRICTIONS  
THE MONDRIAN HOMEOWNERS ASSOCIATION

9. Towing – Should a vehicle be towed, the vehicle owner will be responsible for all charges associated with the tow. At no time will the Association and/or Management pay for the release of a vehicle for any reason. The Association is NOT obligated to provide any notice (including, but not limited to, a letter mailed to the Owner or a notice posted on the vehicle) to a vehicle owner and/or an Owner before the vehicle is towed and/or an Owner is fined or penalized due to violations of these rules.

The following restrictions are subject to immediate tow:

- Fire Lanes Any vehicle parked within any fire lane, in front of fire hydrants (subject to boundary limitations from city, county and/or state laws) and/or behind the garage doors
- Permitted Vehicles. Any vehicle that is not in compliance with the permitted vehicle restrictions as stated in paragraph one of this document
- Ingress/Egress Any vehicles blocking the ingress and/or egress of the community and/or the ingress and/or egress of personal garages
- Vehicle Registration Any vehicle not displaying valid, vehicle registration as required by the state
- Nuisances Any vehicle causing a nuisance in the community, obstructing the free flow of traffic or creates a safety hazard
- Inoperable Vehicles Any vehicle that is reasonably identified by the patrol company, the Board and/or Management as an inoperable vehicle
- Unpermitted Vehicles Any vehicle that is not registered with the patrol company to park within the community.

## Mondrian Homeowners Association Parking Permit Instructions & Application

Dear Mondrian Residents,

The Mondrian HOA Management Company has been charged with issuing and tracking the Mondrian Parking Permits. It is the Mondrian Board of Director's obligation to enforce the Mondrian Rules & Regulations as well as the Mondrian CC&R's; and in doing so they have drafted the following supplemental procedures:

### WHAT NEEDS A MONDRIAN PARKING PERMIT?

All resident vehicles parked on site in "Guest Parking ONLY" and outside a garage. Refer to Mondrian HOA Rules & Regulations. A resident owned third vehicle which meets all the requirements stated within the Mondrian HOA Rules and Regulations. Garaged vehicles do not require a Mondrian parking permit.

### HOW DOES THIS PROGRAM WORK?

Mondrian Permit Parking is available to all residents who have at least 3 currently licensed & operating vehicles registered to the residents' address, provided, two vehicles are parked within the resident's garage. Only one parking permit will be issued per household, no exceptions.

Due to limited parking, the board may limit the number of parking permits issued and may establish a waitlist for excess demand. Receipt of a permit does not guarantee an available spot to park.

### WHAT IS THE COST FOR THE PERMITS?

\$600 per year, per permit. Permit costs are payable each year to Mondrian HOA. If you move out before the year is up, the balance will not be refunded. The renewal process will occur on an annual basis. All permits must be renewed annually, no exceptions. Replacements for lost permits will be \$100 and the lost permit will be deactivated and cars using it will be subject to ticketing and towing.

### NOTES AND PROCEDURES;

1. Vehicles parked in garages DO NOT require a parking permit. Designated garaged vehicles are considered resident vehicles and are therefore not allowed in designated Mondrian guest parking spaces.
2. Parking permits will only be issued when the resident has provided ALL information which indicates he/she has used all garage spaces appropriately before being issued a parking permit for outside vehicles.
3. If any vehicle in a household requires a parking permit, The Management Company will need the following information prior to issuance of a Mondrian parking permit (hard copies of all registrations are necessary):

- a. Completed application. (Please see attached)
  - b. Hard Copies of all current vehicle registrations showing evidence that the vehicle is registered to the address in applying for the permit. All vehicles (garaged + outside permit) must provide evidence that they are registered to the address in question. The hard copies will stored within the Mondrian Parking Permit Database.
  - c. Landlords renting to tenants who are applying for a Mondrian Parking Permit must submit a notarized letter to the management company identifying the name of the tenant prior to the tenant being issued a Mondrian Parking Permit. All tenant vehicles applying for a permit must display evidence of registration to the Mondrian address in question. If not registered to the address, a lease agreement with the name of the registered owner must be provided.
4. The following vehicle types are NOT acceptable as legitimately garaged vehicles, or to be parked in a Mondrian HOA Permit Parking Space:
- a. Vehicles with expired registration.
  - b. Vehicles with current registration, but registered as non-operating.
  - c. Vehicles with current registration not registered to the Mondrian address in question.
  - d. Vehicles registered and running, but only partly assembled at the time of the garage inspection.
  - e. Vehicles, which are registered, but not street legal (off road vehicles).
  - f. Commercial vehicles (see definitions in this document).
  - g. Recreational vehicles (see definitions in this document).
  - h. Trailers, Boats, Construction Equipment, etc.
5. Garage Inspections: The association requires a garage inspection of all cases (new and renewal permits). The Mondrian HOA Management Company will provide a garage inspection. This inspection will occur every year for each new permit and renewal permit, no exceptions. The resident must call the designated Management Company and schedule an appointment for such inspection.

Tenants are encouraged to first contact their landlord prior to applying for a Mondrian parking permit to coordinate the application process as it can take some time.

Please note the following criteria for garage inspections:

- a. The Mondrian HOA Community requires the vehicle fit “safely” in the garage, not necessarily comfortably.
- b. Garages which have been modified so as to preclude the safe parking of a vehicle will be denied a Mondrian parking permit.
- c. The homeowner, or resident, must be present during the garage inspection. If the resident is a tenant, the landlord must be either available in person, or by

phone, during the garage inspection, otherwise the permit application will be denied.

- d. All vehicles (minimum of 2 garage vehicles + 1 permit vehicle) must be present and accounted for during the garage inspection, otherwise the permit application will be denied.
- e. All vehicles must demonstrate they are fully operational / functional by starting each of the vehicles for the Management Company representative during the garage inspection.

6. Commercial Vehicles: These will not be issued parking permits unless the commercial vehicle fits in a garage. Commercial vehicles are defined as, but not limited to, vehicles having any of the following attributes:

- a. Racks
- b. Ladders
- c. Tool boxes on the sides
- d. Over<sup>3</sup>/<sub>4</sub> ton
- e. More than two axles
- f. Vans or buses designed to carry more than 10 persons
- g. Construction Equipment
- h. Tractors
- i. Delivery / Moving Trucks

7. Recreational Vehicles: These will not be issued parking permits, no exceptions.

Recreational vehicles are defined as, but not limited to, vehicles such as the following:

- a. Motor homes
- b. Personal watercraft
- c. Trailers of all types
- d. Unlicensed vehicles
- e. Boats
- f. Aircraft
- g. Cab-over campers

#### HOW DO I GET A MONDRIAN PARKING PERMIT AND ARRANGE FOR A GARAGE INSPECTION?

8. Residents MUST provide the following documents to the designated Mondrian HOA Management Company: (Note –Missing, incomplete, and/or forged documents, will be subject to immediate denial.)

- a. Completed Parking Permit Application.
  - a. Hard Copy of all original vehicle registrations. Faked, or forged (i.e. Photoshop Modified) registration copies will be subject to an entire application denial.
  - b. A \$600.00 check payable to Mondrian HOA in accordance with the permit fee. Please note, this fee is subject to change from year to year and will be decided by the Mondrian Board of Directors at a regularly scheduled board meeting per the Mondrian HOA Rules & Regulations.



- c. In the instance of a tenant renting a residence from a landlord: A hard copy notarized letter from the landlord to the Mondrian HOA property management company identifying their specific tenant as the occupant at the address in question who is applying for a Mondrian parking permit. This does not apply to owner-occupied residents.
- d. Property Management verification that the resident's account is in good standing. If the property management company finds that the account is not in good standing the permit application will be denied.

To arrange for a garage inspection, please call the Mondrian Management company. Additional fees will be payable by the homeowner for missed appointments.

#### IN CONCLUSION:

This program may seem complex and burdensome to you, but please trust that your Mondrian Board of Directors and the Property Manager have worked diligently to make it as simple and effective as possible. The Mondrian Board of Directors authority and obligation of enforcement of this procedure is derived from the Rules & Regulations as well as Covenants, Conditions and Restrictions(CC&R's), specifically, the CC&R's state that "□The Board may adopt Rules regulating parking in the outside parking spaces, including regulations that prohibit occupants from parking in all or part of these areas..." To this end, the Mondrian Board of Directors has approved the parking amendments as written above.

The Mondrian Board of Directors thanks you for your patience, understanding, and anticipated cooperation with this program. Should you have any questions, please call Property Management.

PLEASE NOTE: While a Notice or citation may be placed on vehicles in violation of association rules, these notices are provided as a courtesy only. The Mondrian Association or designated Mondrian Management company will not be responsible should any vehicle be towed for violation of this policy, whether or not a notice or citation was received on the vehicle.

Thank you for working with us to provide a quality parking program for all the residents of the Mondrian community.

# Mondrian Homeowners Association Parking Application

Use this form to apply for permission to park in the community's guest parking spaces.

Unit Owner's Name: \_\_\_\_\_

Tenant's Name (If Applicable): \_\_\_\_\_

Address: \_\_\_\_\_, Mountain View, CA 94041

Day Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

## (1) I REPRESENT THAT THE FOLLOWING VEHICLE WILL BE PARKED IN MY GARAGE:

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Color: \_\_\_\_\_ State/Lic.: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Color: \_\_\_\_\_ State/Lic.: \_\_\_\_\_

## (2) I HEREBY REQUEST A PARKING PERMIT FOR THE FOLLOWING VEHICLE:

Vehicle Owner's Name: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Color: \_\_\_\_\_ State/Lic.: \_\_\_\_\_

I UNDERTAND THAT MY ASSOCIATION ACCOUNT MUST REMAIN IN GOOD STANDING AND THAT AT ANY TIME IF MY ACCOUNT BECOMES GREATER THAN 60 DAYS DELINQUENT, MY PARKING PERMIT MAY BE IMMEDIATELY REVOKED AND I WILL NOT BE ELIGIBLE FOR A PERMIT AGAIN UNTIL THE NEXT RENEWAL DATE.

The undersigned Owner ("Owner") does hereby attest that the statements made on this application are true and accurate, and agrees to be bound to all of the terms and provisions set forth on this application and the attached Parking Permit Agreement.

The undersigned Owner further acknowledges that they have read and understand all of the Association's parking rules and regulations and agree to follow them, and that any illegally parked vehicle may be towed as provided by law.

Print Name: \_\_\_\_\_ Signature \_\_\_\_\_

# ACTIVITY TRACKER GUEST REGISTRATION INSTRUCTIONS

## MONDRIAN

Please follow the directions below to sign in to the Mondrian activity tracker website:

Go to: <http://www.activitytracker.net/login.aspx?siteid=Mondrian>

Click on Register a vehicle:



Enter the License Plate Number of the vehicle and click submit:



Order: TG6S2HCWD  
Address: 491 Chagall St  
Order Date: 04-18-2022  
Document not for resale  
HomeWiseDocs

# ACTIVITY TRACKER GUEST REGISTRATION INSTRUCTIONS

## MONDRIAN

For first time vehicle registration, the information will not be found. Click on register:

activitytracker.net

**Mondrian**  
Guest Registration

**Vehicle Registration**

Welcome to the resident's area. This form will allow you to register or check the status of a vehicle.

Please enter a license plate and click **Submit**.

**Vehicle Identification**

License Plate:

If a license plate was not found, you will receive a message that the license plate was not found. If you are having trouble, please contact the system administrator.

This license plate was not found.

You can register this vehicle by clicking below:

[Administrators](#)

activitytracker.net

Fill out all of the information on the form, click I have read the parking rules, and click submit:

**Vehicle Registration**

Please provide the information in the form below and click **Submit**:

**Schedule a Guest's Visit**

License Plate:

State:

Year:

Make:

Model:

Color:

\*Resident's Name:

\*Resident's Address:

\*Resident's Phone:

\*Resident's Email:

(Leave for future changes)

Select a Starting Date for Visit:

Duration of visit:  hours

Check-in:

Check-out:

☒ I have read the parking rules

Order: TG6S2HCWD  
Address: 491 Chagall St  
Order Date: 04-18-2022  
Document not for resale  
HomeWiseDocs

# ACTIVITY TRACKER GUEST REGISTRATION INSTRUCTIONS MONDRIAN

You will be asked to confirm your email address. If you do not confirm the email address, the registration will not be valid and the vehicle will be subject to tow.



Once you confirm your email address, you will be able to view the vehicle registration. If you have any questions or concerns, you may contact management during regular business hours at 408-370-9902 or [cmartinez@commoninterest.com](mailto:cmartinez@commoninterest.com).

Order: TG6S2HCWD  
Address: 491 Chagall St  
Order Date: 04-18-2022  
Document not for resale  
HomeWiseDocs

# MONDRIAN HOMEOWNERS ASSOCIATION

## Policy for the Approval, Installation and Maintenance of Solar Energy Systems

*This document sets forth the guidelines and policies of the Mondrian Homeowners Association (the "Association") for the approval, installation and maintenance of solar energy systems on common area roofs within the Mondrian condominium project (the "Policy"), pursuant to California Civil Code sections 714, 714.1 and 4746, and the Association's Declaration of Restrictions ("CC&Rs").*

### **I. Permissible Types of Solar Energy Systems.**

- 1) Generally. For the purposes of this Policy, the term "solar energy system" is defined in California Civil Code § 801.5(a)(1) and (2) and includes any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for (a) space heating or cooling, (b) electric generation, or (c) water heating. Other solar energy devices are not permitted.
- 2) Specific Requirements for Solar Electricity Generation (Photovoltaic) Systems. A solar energy system used for electricity generation permitted under this Policy must meet all safety and performance standards established by the National Electric Code, the Institute of Electrical and Electronics Engineers (IEEE), and accredited testing laboratories, such as Underwriters Laboratories (UL) and applicable rules of the California Public Utilities Commission (CPUC).
- 3) Specific Requirements for Solar Water Heaters. A solar energy system used for water heating permitted under this Policy must be certified by the Solar Rating Certification Corporation (SRCC) or other nationally recognized certification agency. The certification must be for the entire solar energy system and installation.

### **II. Association Review and Approval Procedures.**

- 1) Written Request, Plans and Specifications. Each owner's unit is subject to the requirement that prior written consent of the Association must be obtained before an owner may make any alterations or modifications to the exterior of the building containing an owner's unit. Prior to installing a solar energy system, an owner must submit for approval a written request to the Association in the same manner and containing the same information as an application for approval of any other architectural modification, addition, or alteration, which plans shall include the specifications of the proposed solar energy system.
- 2) Solar Site Survey. The Board may require an owner's written request to install a solar energy system to include a solar site survey, prepared by a licensed and qualified solar energy system consultant. The solar site survey shall show the proposed placement of the solar energy system on the building's roof, and include a determination of an equitable allocation of the usable solar roof area among all owners sharing the same common area building roof. The cost of obtaining the survey and the cost to determine useable roof space shall be the owner's sole responsibility and is not a part of the total cost of the system.
- 3) Notifications to Owners. Owner shall notify each owner of a unit in the building under the roof upon which the Solar Energy System is proposed to be installed and provide written confirmation of neighbor notification to Association with his/her/their architectural application.
- 4) Decisions in Writing. Any Association decision regarding a solar energy system application shall be in writing. If the owner's application is not denied in writing within forty five (45) days from the date that the Association receives the completed application and all necessary documents including the solar site survey, the application shall be deemed approved, unless the delay is a result of a reasonable request for additional information. If the application is denied, the written decision shall include an explanation of why the application is denied.

- 5) Approval May be Conditioned. The Association may require as a condition of its approval that the owner install the solar energy system in a different location than originally proposed and/or in a different manner and comply with any other reasonable restriction, as long as the Association's requirements do not exceed the cost and efficiency parameters specified in Section III of this Policy. The Association may also require the installation of a different solar energy system of comparable cost, efficiency, and energy conservation benefits.

The Association will require the owner to enter into a recordable maintenance and indemnity agreement, as specified in Section III below, as a condition of its approval. One purpose of a recorded agreement is to give the owner the assurance that the benefits and obligations of the agreement will apply to future owners.

- 6) Later Modifications by Association Permissible. After the solar energy system has been installed, the Association reserves the right to require post-installation modifications to the system to address health and safety issues, as well as glare, noise, and other nuisance issues which arise after installation.

### **III. Restrictions on Placement of System and Manner of Installation.**

- 1) Preferred Location. An owner may install a solar energy system on the common area roof of the building in which their unit is located. No portion of the solar energy system may be installed on, or encroach upon, any portion of the common area roof of a building unless the Association gives prior written authorization for such installation.

**The Association may require that any solar energy system shall be installed in the least obtrusive location possible that does not significantly increase the cost of the system or significantly decrease its efficiency or specified performance.** "Least obtrusive location" means a location where the solar energy system is the least visible and produces the least glare that may be seen and/or the least noise that may be heard from neighboring residences or common area.

- a) For solar water heating systems, a significant increase in cost means an amount exceeding \$1,000 or 10% of the cost of the originally proposed system, whichever is less; a significant decrease in the system's performance or efficiency means the efficiency of the originally proposed system is reduced by more than 10%.
- b) For solar electricity generation (photovoltaic) systems, a significant increase in cost means \$1,000 more than the cost of the originally proposed system; a significant decrease in the system's performance or efficiency means the efficiency of the originally proposed system is reduced by more than 10%.
- 2) Aesthetic Restrictions. Provided that the energy efficiency or specified performance is not significantly decreased, nor the cost significantly increased, the Association may require any or all of the following.
- a) Least Obtrusive. The Association may require that a solar energy system shall be (i) flat mounted on the roof (as opposed to raised or angled mounting), or (ii) mounted on the portion of the roof that faces away from streets, common areas or neighboring units.
- b) Ancillary Equipment. To the maximum extent possible, the Association may require that all wiring, piping, lines, and other associated equipment be installed so as to be least visible from neighboring residences and/or common area. The Association may require that such components be installed underground or painted to blend in with the background color of the surface to which they are attached or placed.
- c) Camouflaging. The Association may require the owner to install screens or landscaping to screen any portion of the solar energy system, at the owner's expense.

- 3) Installation Standards; Compliance with Governmental Requirements. In addition to meeting the industry safety standards set forth in Section I of this Policy, all solar energy systems must be installed in accordance with applicable building, fire, electrical, plumbing, and related codes and any other applicable governmental requirements. The owner shall obtain all required governmental permits and approvals prior to installation. In order to protect and preserve roofs within the residential development for which the Association is responsible to maintain, the Association may develop specific guidelines for the installation of solar energy systems on roofs.
- 4) Professional Installation / Contractor Insurance. The solar energy system shall be installed by a licensed contractor qualified in the installation and maintenance of solar energy systems. For the duration of the installation of the solar energy system, the contractor shall (a) maintain in effect a policy of commercial general liability insurance with a minimum limit of \$1,000,000.00 per occurrence, (b) cause the Association, by endorsement, to be named an additional insured under such policies, and (c) provide the Association with a certificate of insurance and such endorsement evidencing the Association's additional insured status.
- 5) Maintenance and Indemnification Agreement Required. As a condition of the Association's approval of the installation of any solar energy system on any common area roof, the owner shall be required to enter into a recordable maintenance and indemnity agreement with the Association (in the form attached hereto), binding upon the owner and the owner's successors in interest, in which the owner agrees (a) to be responsible for future maintenance of the solar energy system, (b) to carry a homeowner liability coverage policy at all times and to provide the Association with the corresponding certificate of insurance within 14 days of approval of the solar energy system and annually thereafter; (c) to indemnify, defend and hold the Association and its members harmless for any damage or losses that might result from the installation, maintenance and use of the solar energy system, and (d) reimburse the Association for any increased costs of maintenance that the Association incurs as a result of the solar energy system. The Association will prepare this recordable agreement for the applying owner to sign. The owner shall deliver to the Association a signed, notarized original of the agreement for recording in the Santa Clara County Records as a condition of the Association's approval of the owner's application. Upon recordation of the agreement, the Association shall provide the owner with a copy. As a condition of the Association's approval of the installation of any solar energy system, the owner shall reimburse Association for the actual cost of having the agreement prepared and recorded.

#### **IV. Inspection.**

The Association and its agents may, upon receipt of the owner's written notice of completion (or upon its own initiative if the owner fails to provide such notice), inspect the solar energy system to ensure that the approved type and design were installed in the location and manner approved by the Association in accordance with this Policy and the CC&Rs. If the Association determines that the system was not installed in the approved location or manner or is otherwise not in compliance with this Policy or the CC&Rs, the Association shall provide the owner with a notice of non-compliance. Upon complying with notice and hearing requirements required under the law and its governing documents, and finding that there is no valid reason for the continuing non-conformity, the violation shall be deemed a continuing nuisance and the Association may require the owner, at the owner's sole expense, to remedy or remove the solar energy system, including but not limited to, replacing the system with the one approved by the Association, re-installing the system in the approved manner, and/or moving the system to the approved location.

#### **V. Maintenance; Removal; Replacement or Alteration; No Association Liability.**

- 1) Owner Responsibility Generally. The owner shall be responsible, at the owner's sole expense, for the installation, maintenance, repair, insurance, use, replacement and removal of the solar energy system. The owner shall at all times, at the owner's sole expense, maintain, repair, insure, use, replace and remove the solar energy system in accordance with all relevant provisions of this Policy, the CC&Rs, the Association's other governing documents including its operating rules; and local, state and federal codes, ordinances, regulations and governmental requirements.



- 2) Owner Responsibility for Increased Association Maintenance Costs. The Association may require the owner to reimburse it for any increase(s) in the cost of maintaining the common area roof and building exterior where such cost is reasonably incurred by the Association as a result of the installation or existence of the solar energy system.
- 3) Owner Responsibility for System Removal. The Association may require the owner to remove the solar energy system when the Association determines, in its sole discretion, that (a) removal is necessary to allow the Association access to perform its maintenance responsibilities, (b) the owner has failed to maintain the solar energy system in accordance with this Policy, the CC&Rs, and the Association's operating rules, or (c) the solar energy system creates a health or safety hazard. The owner shall be responsible, at the owner's sole expense, for the removal of the solar energy system (and, if permitted by the Association, for its replacement) and, if the solar energy system is to be removed permanently, for restoring the common area roof and/or building exterior to its condition prior to the installation of the solar energy system.
- 4) Failure to Remove System when Notified. If the owner fails to remove the solar energy system within the time period designated in the notice to the owner demanding its removal, the Association may remove the system. The owner shall be responsible for all expenses that the Association incurs in removing the solar energy system, and the Association may recover such expenses in any manner allowed by law or the Association's governing documents. The Association shall not be responsible to the owner for any losses that the owner may incur, including but not limited to damage to the system, if the Association must remove the system pursuant to this Policy. The Association shall not be responsible to store or otherwise safeguard the system after the Association removes it.
- 5) Replacement, Material Alteration, Expansion or Removal. The owner must submit a written request to the Association and receive written approval of any replacement, material alteration, expansion or removal of the solar energy system.
- 6) No Association Liability. The Association shall not be responsible for any losses or liabilities related to or resulting from an owner's solar energy system, including but not limited to (a) any damage caused to the system, (b) replacement of the system, (c) loss of electricity, heating or cooling benefits, (d) loss of revenue from selling or trading electricity generated by the system, or (e) the owner's cost of obtaining energy from alternative sources.

Adopted by the Board of Directors of  
Mondrian Homeowners Association



\_\_\_\_\_, Secretary

Dated: 3/12/2020, 2020

# **MONDRIAN HOMEOWNERS ASSOCIATION**

## **Policy for the Use of Common Area for Peaceful Assembly**

### **I. INTRODUCTION**

The California state legislature enacted *Civil Code* section 4515 to ensure that members and non-member residents of common interest developments have the ability to exercise their rights to peacefully assemble and freely communicate with one another and with others with respect to common interest development living or for social, political, or educational purposes. The purpose of this Policy for the Use of Common Area for Peaceful Assembly ("Policy") is to outline how *Civil Code* section 4515 applies to common area within the Mondrian condominium project ("Project").

### **II. PEACEFUL ASSEMBLY**

Pursuant to *Civil Code* section 4515 and this Policy, Association members and non-member residents of the Project may use the common area identified in Section III below for the following "peaceful assembly" purposes:

- a. Peacefully assembling or meeting with members, residents and their invitees or guests for purposes relating to common interest development living, association elections, legislation, election to public office, or the initiative, referendum or recall process; and
- b. Inviting public officials, candidates for public office, or representatives of homeowner organizations to meet with members, non-member residents, and their invitees or guests and speak on matters of public interest.

### **III. RESERVATION AND USE OF COMMON AREA**

Members and non-member residents may reserve and use the Association's common area facilities for the purposes of peaceful assembly. These include the pool area, barbeque area, parks and landscaped areas. The following rules apply:

- a. These common area facilities may be reserved and used for peaceful assembly only when otherwise not in use.
- b. Members and non-member residents who wish to reserve and use any of these facilities for peaceful assembly may do so by obtaining written approval by the Association. Requests should be sent in writing to the Association via the Community Association Manager.
- c. The Association may place reasonable time restrictions on the use of such areas.
- d. Walkways, hallways and parking areas are considered "otherwise in use" at all times to ensure safe ingress and egress throughout the Project.

- e. A request to use a portion of the common area not addressed in this Policy for peaceful assembly may be submitted in writing to the Association via the Community Association Manager.

#### IV. **REASONABLE USE**


Alcohol may not be consumed during any event governed by this Policy.

Members and residents may not use common area for peaceful assembly in a manner that creates a nuisance for other members of the community or which causes any damage to common area. Members and residents responsible for the peaceful assembly are required to return the common area used to the condition it was in before its use for peaceful assembly and are responsible for the actions of any and all persons attending the event. The Member responsible for the peaceful assembly shall be responsible to the Association for any costs incurred in cleaning or otherwise restoring the common area following a peaceful assembly organized by the Member or the Member's tenants, household members or guests.

All provisions of the governing documents not in conflict with this Policy shall remain in full force and effect.

Adopted by Resolution of the Board of Directors of the  
Mondrian Homeowners Association

Ryan Hallum

\_\_\_\_\_  
\_\_\_\_\_, President

Date: 4/3/2020, 2020

# Mondrian Homeowners Association

## Election Rules

These Election Rules apply to all Member votes undertaken by MONDRIAN HOMEOWNERS ASSOCIATION ("Association"). These Election Rules shall be effective on the date of adoption, shall supersede any other rules of the Association affecting voting or elections, and shall remain in effect until modified by the Board of Directors (the "Board").

### ARTICLE 1 MEMBER VOTING RIGHTS

1.1 Member Voting Rights. Notwithstanding anything to the contrary in the Association's governing documents, all Members shall be entitled to vote, and no Member shall be denied a ballot for any reason other than not being a Member. "Member" means a person who holds legal title to the separate interest (i.e., is named in the recorded deed for the separate interest property). The "separate interest" property means the condominium unit owned by a Member.

1.1.1 Entity Owners. In the case of a Member that is not a natural person (such as a trust, corporation or other entity), the vote of such Member may be cast by any authorized representative of the Member designated by written notice to the Association.

1.1.2 General Power of Attorney. A person with general power of attorney for a Member, who has provided satisfactory evidence thereof, shall not be denied a ballot and said ballot shall be counted if returned by the deadline for voting.

1.2 Voter List. The Association shall maintain a "Voter List" which shall include for each separate interest: the Member's name; voting power; and, unless the Member has "opted out" of the public distribution of their address, the physical address of the Member's separate interest, or the parcel number, or both, and the mailing address of the Member if it is different than the physical address of the separate interest (or if the parcel number is used). Upon request, the Association shall permit Members to verify the accuracy of their individual information on the Voter List at least 30 days before the ballots are mailed. The Member shall report any errors to the Inspector of Elections who shall make the correction within two business days. The Association may, at its discretion, report any known errors to the Inspector of Elections. The Voter List shall be retained as "association election materials" as required by law.

1.3 Voting Power of Each Membership. On each matter before the Members, only one (1) vote shall be cast for each separate interest. Once a ballot is received by the Inspector of Elections, it may not be rescinded. Votes on behalf of a separate interest owned by more than one person or entity shall be treated as a single member for voting purposes. The vote for such separate interest shall be exercised as the owners among themselves shall determine, but in no event shall more than one (1) vote be cast with respect to any separate interest. If the joint owners of a separate interest are unable to agree among themselves as to how their vote is to be cast, they shall lose their right to vote on the matter in question. If any joint owner of a separate interest casts a vote representing the separate interest, it will thereafter be conclusively presumed for all purposes that such owner was acting with the authority and consent of the other owners of that separate interest.

1.4 Cumulative Voting. Cumulative voting is not permitted in the election of directors.

1.5 Proxies. Proxies may be used by the Members at a membership meeting only as authorized in the Bylaws. In any election or vote of the Members conducted by the Association,

only official ballots issued by the Association shall be counted as votes. Proxies are not ballots and are not valid as votes in any election or vote conducted by the Association.

1.6 General Power of Attorney. A Member may delegate their voting rights to a third party by use of a general power of attorney that conforms to the laws of the state in which the power is conveyed. The power of attorney must be returned to the Association at or before the casting of the ballot for which voting rights have been delegated.

## **ARTICLE 2 VOTING PROCEDURE**

2.1 Notice of Election Information. At least thirty (30) days before the ballots are distributed, the Association shall provide general notice of all of the following: (i) the date and time by which, and the physical address where, ballots are to be returned by mail or handed to the Inspector of Elections; (ii) the date, time, and location of the meeting at which ballots will be counted; and (iii) the "Candidate Registration List," as defined in Section 3.3 below.

2.2 Distribution of Ballots. For a vote on any of the matters specified in *Civil Code* section 5100(a), voting by the Members shall be conducted by secret ballot using a "double envelope system" as described in *Civil Code* section 5115(a). Ballots and two envelopes with instructions on how to return ballots shall be mailed by first-class mail or delivered to all Members in such vote or election. Ballots shall be distributed a minimum of thirty (30) days prior to the deadline for voting. These matters are: (i) elections regarding assessments legally requiring a Member vote, (ii) election and removal of directors, (iii) amendments to the governing documents, and (iv) grants of exclusive use of common area property pursuant to *Civil Code* section 4600.

For votes on any other matter, votes may be by secret ballot or by written ballot, and ballots may be distributed a reasonable time (which may be less than thirty (30) days) prior to the deadline for voting.

2.3 Election by Acclamation. If, as of the published deadline for receiving nominations, the number of qualified candidates for election to the Board is not more than the number of directors to be elected, then the qualified candidates shall be declared elected and shall take office at the first Board meeting following the deadline for nominations or, if later and an annual meeting is held, then at the first Board meeting after the annual meeting. Written notice of the election shall be given to the Members.

2.4 Frequency of Director Elections. The Association shall hold an election for a seat on the Board at the expiration of the corresponding director's term and at least once every four years, or sooner if required by the Bylaws.

2.5 Extension of Voting. The Board shall be entitled to extend the deadline for the return of ballots one or more times due to the lack of a quorum or for such other reason(s) as the Board deems reasonable and prudent.

2.6 Tabulation and Observation. The Inspector of Elections shall open all ballots and tabulate the votes at a properly noticed open meeting of the Board or Members in a manner that allows the Members to view the opening and tabulation. The Inspector of Elections may appoint additional persons to assist in the opening of ballots and tabulation of votes. Observers must remain at least five (5) feet from the area of opening and tabulation and not communicate, harass, or otherwise interfere with the Inspector of Elections and/or those assisting the Inspector of Elections in any manner whatsoever. The Inspector of Elections or the Board shall have the power and authority to cause the removal of any person who interferes with or disrupts the voting, opening or tabulating process. The Inspector of Elections may suspend the opening and tabulation process if anyone causes interference with or disrupts the process.

2.7 Reporting Election Results. The tabulated results of the election shall be promptly reported to the Board and shall be recorded in the minutes if reported at a meeting of the Board or recorded in the minutes of the next meeting of the Board if reported at a Member meeting. Within fifteen (15) days of the election, the Board shall give the Members general notice of the tabulated results of the election.

2.8 Retention of Association Election Materials. "Association election materials" shall mean the returned ballots, signed voter envelopes, the Voter List, proxies, and the Candidate Registration List. The association election materials shall at all times be in the custody of the Inspector of Elections or at a location designated by the Inspector of Elections for a period of one (1) year after the Inspector of Elections notifies the Board and Members of the election results, at which time custody shall be transferred to the Association. The Association shall retain the association election materials for the current fiscal year and prior two (2) fiscal years. At the expiration of the retention period all association election materials may be destroyed.

### **ARTICLE 3                      CANDIDATES FOR THE BOARD AND NOMINATION PROCEDURES**

3.1 Qualification of Candidates. Candidates for the Board must be Members at the time of their nomination and (i) must meet any other qualifications or restrictions set forth in these Election Rules and (ii) must meet any other qualifications or restrictions set forth in the Bylaws so long as they do not conflict with these Election Rules. In the case of a Member that is not a natural person (such as a corporation or other entity), the entity Member shall have the power to appoint a natural person as the "Member" for purposes of director elections. The Association shall disqualify a nominee for the Board for any of the following reasons:

3.1.1 The nominee is not a Member.

3.1.2 If the nominee, if elected, would be serving on the Board at the same time as another owner of the same separate interest and the other person is either properly nominated for the current election or is an incumbent director.

3.1.3 If the nominee, at the time of nomination, is delinquent in the payment of regular and/or special assessments. A nominee shall not be considered "delinquent" if the delinquency relates to the payment of fines, fines renamed as assessments, collection charges, late charges, or costs levied by a third party and/or if the nominee: (a) has paid the regular or special assessment under protest; (b) has entered into a payment plan for repayment of the delinquent assessments and is not delinquent in payments due under the plan; or (c) the nominee has requested and has not been provided an opportunity to engage in internal dispute resolution.

3.1.4 If the nominee discloses, or if the Association is aware or becomes aware of, a past criminal conviction that would, if the Member was elected, either prevent the Association from purchasing the fidelity bond coverage required by Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

#### **3.2 Nominations.**

3.2.1 Solicitation of Candidates. At least thirty (30) days before the deadline for submitting a nomination, the Association shall provide general notice of the procedure and deadline for submitting a nomination for the Board. Any Member who satisfies the qualifications and is not otherwise prohibited from running for the Board may place their name in nomination for the Board by submitting the nomination before the published deadline for receiving nominations. In addition,

the Board may recruit qualified candidates and/or may appoint a nominating committee to nominate qualified candidates.

3.2.2 No Write-Ins. No “write-in” candidates shall be permitted on the ballots in the election of directors.

3.3 Candidate Registration List. The “Candidate Registration List” shall mean the list of candidates who will appear on the ballot. Upon request, the Association shall permit Members to verify the accuracy of their individual information on the Candidate Registration List at least thirty (30) days before the ballots are mailed. The Member shall report any errors to the Inspector of Elections who shall make the correction within two business days. The Association may, at its discretion, report any known errors to the Inspector of Elections. The Candidate Registration List shall be retained as “association election materials” as required by law.

3.4 Notice of Known Candidates. The names of all persons on the Candidate Registration List shall be set forth on the ballot.

3.5 Candidacy Statements. Any candidate who wishes to submit a candidacy statement may only do so using the Association’s authorized form. The content of any candidate statement shall be limited to a statement of the candidate’s qualifications to serve as a director.

3.6 Declaration of Vacancy for Delinquency. Any Member serving on the Board shall be current in the payment of regular and special assessments or the delinquent director’s seat may be declared vacant by the Board following notice to the director and an opportunity to meet with the Board in executive session to explain why the director should not be disqualified. A director shall not be considered “delinquent” in the payment of assessments if the delinquency relates to the payment of fines, fines renamed as assessments, collection charges, late charges, or costs levied by a third party and/or if the director: (a) has paid the regular or special assessment under protest; (b) has entered into a payment plan for repayment of the delinquent assessments and is not delinquent in payments due under the plan; or (c) has requested and has not been provided an opportunity to engage in internal dispute resolution.

#### **ARTICLE 4                      USE OF ASSOCIATION MEDIA AND CAMPAIGNING**

4.1 Access to Association Media – Candidates for the Board. The Board may, but is not required to, make Association media (e.g., newsletter, notice board, website, or other notices provided to the Members) available to qualified candidates running for election to the Board for purposes that are reasonably related to the election in which that candidate is running. If the Board allows any candidate access to Association media, then all qualified candidates shall be allowed equal access to the same media.

4.2 Access to Association Media – Other Matters. If the Board utilizes Association media to advocate a point of view on any matter (other than election of directors) that requires Member approval or allows any Member access to Association media for that purpose, then all Members advocating a different point of view shall be allowed equal access to the same media. The Board shall not be required to allow access to more than one Member advocating the same point of view.

4.3 “Equal Access.” “Equal access” shall mean publication of written statements not to exceed a predetermined length as determined by the Board. The Board shall not edit or redact any statement but shall not be required to publish any statement that exceeds the predetermined length restrictions. Modifications to formatting may be made so as to allow for space and/or media restrictions. If any formatting modifications should become necessary, they shall be applied equally to all submissions and at no time shall any formatting be applied that may signify a preference or partiality.

4.4 Responsibility for Content. All statements published in Association media pursuant to the “equal access” rules must identify the author or proponent. No anonymous statements will be permitted. The author and/or proponent of any statement or point of view shall be solely responsible and liable for the content of their statements. The Association shall not be responsible or liable for the content of any statement published pursuant to the “equal access” rules.

4.5 Campaigning. No Association funds shall be expended for the purposes of campaigning in connection with any vote or election other than those funds specifically required to distribute required correspondence, notices, or forms that may contain the names of candidates or necessary information on the issues being voted upon, or as is otherwise deemed by the Board to be necessary or appropriate for the fair and reasonable conduct of a vote or election, or to the extent necessary to comply with duties of the Association imposed by law. Specifically excluded is the expenditure of Association funds for the purposes of expressly advocating approval, election, or defeat of any candidate.

## **ARTICLE 5                   USE OF COMMON AREA MEETING SPACE**

5.1 Access to Common Area Meeting Space – Campaigning by Candidates for the Board. The Board shall ensure that during a campaign all qualified candidates for election to the Board are given access to common area meeting space (if any) upon request, at no cost, for purposes reasonably related to their campaigns.

5.2 Access to Common Area Meeting Space – Other Matters. Whenever the Board places a matter before the Members which requires Member approval, the Board shall ensure that Members advocating a point of view on the matter are given access to common area meeting space (if any) upon request, at no cost, for purposes reasonably related to advocating their point of view, whether or not they agree with the point of view advocated by the Board on the matter at issue.

5.3 All Access. Any use of the common area facilities for the purposes described above shall be regulated by any existing rules and regulations for such use. The Board, in its sole discretion, may reasonably limit a candidate’s or Member’s access to common area facilities in order to facilitate equal access for other candidates and Members, and so as not to unreasonably interfere with other Members’ rights to use such facilities.

## **ARTICLE 6                   INSPECTOR OF ELECTIONS**

6.1 Appointment of Inspector of Elections. Whenever there is a membership vote or election, the Board shall appoint one (1) or three (3) Inspectors of Elections, hereinafter individually or collectively referred to as the “Inspector of Elections,” whose powers and duties shall be as set forth in Civil Code section 5100 *et seq.* The Board shall have the power to remove an Inspector of Elections who ceases to meet the required qualifications, is unable or unwilling to perform their duties, or for other good reason, and to appoint a new Inspector of Elections in their place.

6.2 Qualification of Inspector of Elections. The Inspector of Elections may be any persons the Board reasonably believes to be independent with respect to the matter or matters being voted on and may include Members of the Association, but may not be (i) a member of the Board or a candidate for election to the Board or be related to a current member of the Board or a candidate for election to the Board or (ii) the Association’s manager, accountant, legal counsel, or any other person, business entity, or subdivision of a business entity that is employed by or under contract with the Association to provide compensable services to it at and/or after commencement of the election process other than serving as Inspector of Elections.



6.3 Payment to Inspector of Elections. The Board may authorize payment of Association funds to any third party appointed to serve as Inspector of Elections; however, no payment may be authorized for any Member appointed to serve as the Inspector of Elections.

6.4 Duties of the Inspector of Elections. The Inspector of Elections shall be responsible to perform their duties as follows:

6.4.1 Perform those tasks enumerated in Civil Code section 5110(c); and

6.4.2 Perform all duties impartially, in good faith, to the best of the Inspector of Election's ability, as expeditiously as is practical, and in a manner that protects the interest of all Members of the Association; and

6.4.3 Make any necessary corrections to the Candidate Registration List or the Voter List within two business days of being informed of an error by a Member or by the Association; and

6.4.4 Deliver (or cause to be delivered) the following documents to the members at least thirty (30) days before an election: (a) the ballot(s) by first-class mail and (b) a copy of these Election Rules by (i) individual delivery or (ii) by posting the internet website address where these Election Rules may be accessed on the ballot together with the phrase in at least 12-point font, "The rules governing this election may be found here: [*insert internet website address*]"; and


6.4.5 Retain the association election materials as provided herein.

6.5 Indemnification of Inspector of Elections; Liability Insurance. The Association may, at the Board's sole discretion, indemnify the Inspector of Elections to the fullest extent provided by law. The Association shall have the power to purchase and maintain insurance to protect it and/or the Inspector of Elections against any liability asserted against the Association and/or against the Inspector of Elections arising out of the Inspector of Elections' acts and/or omissions relating to any Association vote or election.

## **ARTICLE 7                    AMENDMENTS**

The Board may amend these Election Rules from time to time except that these Election Rules may not be amended less than ninety (90) days prior to an election unless that amendment is merely to conform to non-discretionary changes in the law.

I, Ryan Hallum, am the Secretary of the MONDRIAN HOMEOWNERS ASSOCIATION, and certify that these Election Rules were duly adopted by the Board of Directors of the Association and came into effect on the 1st day of April, 2020.

  
Secretary

4/1/2020, 2020  
Date

# **Mondrian Homeowners Association**

## **REQUEST FOR ARCHITECTURAL / LANDSCAPE REVIEW**

Homeowners are required to submit property improvement plans to the Association for review and comment prior to beginning the improvements. Application fee is \$25 payable to Common Interest Management Services. Each of Mondrian Homeowners Association homeowners is subject to these restrictions. City approvals and permits may be required but do not constitute approval of Mondrian Homeowners Association.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
(Please Print)

ADDRESS: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PHONE: \_\_\_\_\_  
(Home) \_\_\_\_\_ (Work) \_\_\_\_\_ Proposed Start Date: \_\_\_\_\_ Finish Date: \_\_\_\_\_

### **CHECK ALL THE FOLLOWING IMPROVEMENT TYPES THAT APPLY TO YOUR REQUEST**

#### **HOME IMPROVEMENTS:**

- |  |   |   |   |  |
|--|---|---|---|--|
| <input type="checkbox"/> Structural Addition | <input type="checkbox"/> Gazebo/Arbor       | <input type="checkbox"/> Play structure     | <input type="checkbox"/> Storage Shed         | <input type="checkbox"/> Fence Addition  |
| <input type="checkbox"/> Deck/Patio          | <input type="checkbox"/> Greenhouse         | <input type="checkbox"/> Pool/spa           | <input type="checkbox"/> Dog run              | <input type="checkbox"/> Retaining Walls |
| <input type="checkbox"/> Trellis             | <input type="checkbox"/> Lighting additions | <input type="checkbox"/> Lighting Standards | <input type="checkbox"/> Skylights            | <input type="checkbox"/> Solar panels    |
| <input type="checkbox"/> Satellite Dish      | <input type="checkbox"/> Antennae           | <input type="checkbox"/> Windows/Doors      | <input type="checkbox"/> Gates                | <input type="checkbox"/> Painting        |
| <input type="checkbox"/> Mail box enclosure  | <input type="checkbox"/> Sculptures         | <input type="checkbox"/> Garage doors       | <input type="checkbox"/> Lot line adjustments | <input type="checkbox"/> Other (specify) |

#### **LANDSCAPE IMPROVEMENTS:**

- |   |   |  |                                       |                                    |
|---|---|--|---------------------------------------|------------------------------------|
| <input type="checkbox"/> New Landscape    | <input type="checkbox"/> Tree addition  | <input type="checkbox"/> FRONT YARD      | <input type="checkbox"/> BACK YARD    | <input type="checkbox"/> SIDE YARD |
| <input type="checkbox"/> Landscape lights | <input type="checkbox"/> Water features | <input type="checkbox"/> Tree removal    | <input type="checkbox"/> Arbors/vines | <input type="checkbox"/> Hardscape |
|   |   | <input type="checkbox"/> Other (specify) |                                       |                                    |

**The Applicant is responsible for assuring that the improvements authorized by the Association are located within the Applicant's property.**

#### **IF YOU ARE ONLY SUBMITTING A REQUEST TO CHANGE THE COLOR OF YOUR HOME:**

1. Enclose paint manufacturer color samples with this application.
2. Identify which paint samples apply to body of the house, trim/fascia and trim accent colors.

#### **ALL OTHER IMPROVEMENTS:**

1. Submit your scale drawings and plot plans to: Common Interest Management Services, 262 East Hamilton Ave, Suite D, Campbell, CA 95008
2. Plans which include pre-assembled structures or kits must include cut sheets or product specifications, colors, dimensions, materials and all other collateral material necessary for proper review.
3. The committee must be informed of all materials used in your improvements in sufficient detail for proper review. Where appropriate, submit samples or color photos of the material (brick, slate, wrought iron, lighting standards, etc.) The Association may ask for more information regarding your improvement during the review process. While waiting for a response from the owner the 60 day approval time frame will suspend and then resume with receipt of additional information.
4. Depending on the improvement, the Association may solicit input from your neighbors regarding your submission and consider their input as part of the review process. It is prudent that you discuss proposed changes to your home with your surrounding neighbors.
5. PLEASE NOTE: The City may require approval of certain types of improvements. You may be required to get permits and other conditions may apply. The owner is solely responsible for fulfilling any municipal requirements.

**NOTE: Improvement work may not commence without written approval of the Homeowners Association. Please submit plans anticipating up to 60 days for review and comment by the Architectural Committee. Unauthorized improvements are subject to removal at owner's expense.**  
Common Interest Management Services, 262 East Hamilton Ave, Suite D, Campbell, CA 95008 (408) 370-9902

Owner Signature

Date

**MONDRIAN HOMEOWNERS ASSOCIATION IMPROVEMENT APPLICATION** (continued)

**DESCRIBE YOUR IMPROVEMENT IN DETAIL:**

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**WHO IS YOUR CONTRACTOR?**

☐ I'm performing the work myself.

☐ My general contractor is: \_\_\_\_\_

☐ My landscape contractor is: \_\_\_\_\_

☒ The homeowner is the "person responsible" for damage to Mondrian Homeowners Association common areas caused by himself or by his contractor while completing these improvements. By submitting this application I acknowledge responsibility for damage to the common areas by contractors entering Mondrian Homeowners Association property at my invitation.

**For Association Use Only:**

**Property Address:** \_\_\_\_\_

**Committee Member Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

☐ Recommend Approval as submitted: ☐ Recommend Approval with following conditions: ☐ Recommend Denial:

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**Committee Member Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

☐ Recommend Approval as submitted: ☐ Recommend Approval with following conditions: ☐ Recommend Denial:

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**Committee Member Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

☐ Recommend Approval as submitted: ☐ Recommend Approval with following conditions: ☐ Recommend Denial:

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**Management Company Instructions:**

☐ Send response to owner based on Committee input noted above.

☐ Send hearing letter regarding unauthorized installation.

☐ Notify owner to cease work.

☐ Send notice of completion

**NOTE:** Improvement work may not commence without written approval of the Homeowners Association. Please submit plans anticipating up to 60 days for review and comment by the Architectural Committee. Unauthorized improvements are subject to removal at owner's expense.  
Common Interest Management Services, 262 East Hamilton Ave, Suite D, Campbell, CA 95008 (408) 370-9902