

MISSION VILLAS/BOWERS AVENUE
HOMEOWNERS ASSOCIATION
1091 Cabrillo Drive
Hollister, CA 95023
408-430-6928

RECEIVED & READ

November 9, 2017

Susan Sayers
Cornerstone Title Company
10125 S. De Anza Blvd
Cupertino, Ca 95014

Re: Escrow CU-7257
2820 Fargher Drive, Santa Clara

Here is the information about Mission Villas that you requested:

1. Dues are currently \$115.00 per month. The past due amount is \$1190.00. The dues for November 2017 are \$115.00 for a total amount due thru 11/30/17 of \$1205.00.
2. Late fees are \$10.00 after dues are 30 days late.
3. There are no transfer fees.
4. Mission Villas is a PUD. The only common area is the private street. Each owner is responsible for carrying his own fire insurance policy. The association carries a \$2,000,000.00 General Liability policy to cover the common area. This insurance is covered by the monthly dues. The current policy expires on 1/23/2018. Our agent is, Zane Insurance Agency, 305 Vineyard Town Center, #378, Morgan Hill, CA. Their phone number is 408-846-4801. Info on the current policy is attached.
5. The Fidelity Bond was sent to Luis via email on 11/8. If you need additional info contact Paul Zane at paul@zaneinsurance.net.
6. Owner Occupancy Ratio – There are 12 units. 9 are owner occupied and 3 are rentals. 75% owner/25% rental.
7. There is no litigation.
8. There are no minutes or newsletters.
9. A copy of the CC&R's, By-Laws and Articles of Incorporation were sent to Luis via email on 11/8. There are no separate rules or regulations.
10. Current budget/reserve statement are attached. The dues for 2018 will continue at the \$115.00 per month level. There is a potential Special Assessment in 2047 primarily due to repainting the exteriors. Based on past practice the Board may defer the work by 1-2 years to eliminate or minimize any need for a Special Assessment.
11. Mail check/deed to address above.

If you need anything further please contact me at the above address, email at randynear5@gmail.com or by phone at 408-430-6928.

Very Truly Yours,

Mission Villas/Bowers Avenue
Homeowners Association


Randy Near, Agent

Please Complete and Return to:
Cornerstone Title Company
10125 S. De Anza Blvd
Cupertino, CA 95014
Attn: Susan Sayers

File No. CU-7257
Fax No. (408) 973-1845

Current Owner: Roshan Vijayshankar and Shilpa Tangi

Property Address: **2820 Fargher Drive, Santa Clara CA 95051 ("Property")**

1. Amount of Assessment? \$ 115.00 ☒ Monthly ☐ Quarterly ☐ Annually
Amount of Late Fee \$ ~~10.00~~ 10.00 Effective date of L.F. 30 days late
Payable to: MISSION VILLAS / BOWERS AVE HOA

2. Is assessment current? ☐ Yes ☒ No If not, delinquent amount due \$ 1205.00
Delinquent amount covers what period? 2/1/17 to 11/31/17

3. Date next assessment is due: Covering 12/1/17 to 12/31/17 \$ 115.00
Any Special Assessments? NO

4. Is hazard insurance included in assessment fee? ☐ Yes ☒ No
If yes, please provide the following information: 500 INFO IN COVER LETTER
Name of Co/Agent ZANE INSURANCE Phone # _____
Policy No.: _____ Premium \$ _____ Paid thru _____

Is the policy a common area policy or a master fire insurance policy? COMMON AREA ONLY

5. Transfer fee? ☐ Yes ☒ No Amount Due \$ - 0 -
Payable to _____

6. Statement fee? ☐ Yes ☒ No Amount Due \$ - 0 -
Payable to _____

7. Disclosure fee? ☐ Yes ☒ No Amount Due \$ - 0 -
Payable to _____

8. Inspection fee? ☐ Yes ☒ No Amount Due \$ - 0 -
Payable to _____

9. Impound account? ☐ Yes ☒ No Amount Due \$ - 0 -
Payable to _____

10. Who pays taxes? OWNER

11a. Are there any violations of restrictions on Seller's property? ☐ Yes ☒ No
11b. Are there any violations of restrictions affecting the HOA? ☐ Yes ☒ No
If yes on either question, state violation: _____
Penalty/fine due to violation: \$ _____

TOTAL AMOUNT DUE AS OF THE DATE OF THIS STATEMENT \$ 1205.00

12. Approval Required? ☐ Yes ☒ No If yes, approval from whom: _____
Name _____ How do we contact? _____

13. Copy of Deed at closing? ☒ Yes ☐ No

14. Name of Planned Unit Development: MISSION VILLAS / BOWERS AVENUE HOMEOWNERS ASSOCIATION
Association President/Contact: LARRY FARGHER How do we contact? _____

HOA Mangament Phone No: 408-430-6928
By ☒ Randy W Date: 11/5/17
Mailing Address: 1091 CARRILLO DR. City: HOLLISTER State: CA Zip: 95023

MISSION VILLAS / BOWERS AVENUE HOMEOWNERS ASSOCIATION

Effective date: January 23, 2017 to January 23, 2018

Randy Near has asked us to inform you of the coverages under your Association common-area policy:

Coverage for your home and personal liability is not provided. You must purchase your own personal and individual Homeowners Policy (HO-3).

PROPERTY "Special Form" coverage; Replacement Cost; \$1,000 deductible, for commonly-owned Fencing (only). Limit: **\$20,000** (changed from \$5,000 on 1-23-12).

FIDELITY BOND: The Association Blanket policy also includes a Blanket bond to protect the Homeowners Association against the dishonesty of any director or employee regarding the Association's personal property and money & securities. *New Limit: **\$50,000**, \$1,000 deductible (was \$25,000 limit until 1-23-13).*

PUBLIC LIABILITY: coverage is provided for bodily injury & property damage from the commonly-owned areas as defined by your CCRS. Coverage up to **\$2,000,000** limit per occurrence. No deductible.

DIRECTORS & OFFICERS LIABILITY: Errors and Omissions coverage is included for **\$2,000,000** limit per occurrence. \$5,000 deductible.

EARTHQUAKE & FLOOD: (Not Covered).

EQUIPMENT BREAKDOWN: (Not Covered).

BUILDING LAW ORDINANCE: (Not Covered).

WORKERS COMPENSATION: (Not Covered).

NOTE: SPECIFIC INSURANCE CONTRACTS SHOULD BE CONSULTED FOR EXACT DETAILS ON COVERAGES AND EXCLUSIONS. Homeowners may be individually liable for entire or pro-rata share of deductible listed above or uninsured expenses. All claims must be submitted to and approved by the Board of Directors and Manager (claims will not be accepted from individual homeowners). Service fee for new certificates of insurance to lenders (re-finance or new buyers) is applicable. Coverages selected and approved by the Board of Directors.

In accordance with the Davis-Sterling Common Interest Development Act/Title 6, Section 1365/1365.9: This summary of the association's policies of insurance provides only certain information, as required by subdivision (e) of Section 1365 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 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.

NOT INCLUDED: YOUR INDIVIDUAL HOMEOWNERS POLICY (HO-3)

You must individually purchase your own building-dwelling and liability coverages, including Single Family Home, Personal Liability and Contents coverage since the master Association policy does not provide this coverage for you. The policy is called a Package Homeowners Policy (HO-3).

We suggest that individual homeowners purchase: "All Risk" or "Special Form" coverage perils; replacement cost endorsement for your home, contents and furnishings; a liability limit of at least \$1,000,000; loss assessment coverage; additional living expense coverage; Earthquake & Flood for your home and contents; and an "All Risk" Improvements and Betterments endorsement.

Call your personal insurance agent for a consultation and quotation.

Paul M. Zane, agent & broker
Zane Insurance Agency
305 Vineyard Town Center, #378
Morgan Hill, CA 95037

Certificates of Insurance
contact EOI Direct at
www.eoidirect.com

Fax (408) 413-5323
Tel. (408) 846-4801
email: paul@zaneinsurance.net

For further assistance call
toll-free 1-877-456-3643

MISSION VILLAS/BOWERS AVENUE
HOMEOWNERS ASSOCIATION
BUDGET 2017

	PER UNIT	MONTHLY	YEARLY
INCOME			
DUES	115.00	1,380.00	16,560.00
TOTAL INCOME	115.00	1,380.00	16,560.00
EXPENSES			
WATER & ELECTRICITY	19.50	234.00	2,808.00
INSURANCE	18.31	219.72	2,636.64
ACCOUNTING	6.94	83.28	999.36
LANDSCAPE MAINTENANCE	33.33	400.00	4,800.00
ADDITIONAL LANDSCAPE	5.00	60.00	720.00
RESERVES	26.02	312.24	3,746.88
TAXES	5.56	66.72	800.64
MISC ADMIN EXPENSES	0.33	4.00	47.95
TOTAL EXPENSES	115.00	1,379.96	16,559.47

Mission Villas HOA
Replacement Reserve Funding Program
Projected income, expenditures, and cash balances
Beginning January 1, 2018

Year	Total Spent In Current \$	Inflation Factor	Inflated Expenditures	Annual Reserves	Interest Income	Special Assessments	Expected Cash Balance	Cost Per Unit Per Month
Beginning Balance of Cash on Deposit - 1/1/18							11,557	
2018	0	1.0000	0	3,747	29	0	15,333	26.02
2019	2,000	1.0300	2,060	3,747	38	0	17,058	26.02
2020	0	1.0609	0	3,747	43	0	20,848	26.02
2021	0	1.0927	0	3,747	52	0	24,647	26.02
2022	0	1.1255	0	3,747	62	0	28,455	26.02
2023	22,500	1.1593	26,084	3,747	71	0	6,189	26.02
2024	2,000	1.1941	2,388	3,747	15	0	7,564	26.02
2025	0	1.2299	0	3,747	19	0	11,329	26.02
2026	0	1.2668	0	3,747	28	0	15,105	26.02
2027	5,000	1.3048	6,524	3,747	38	0	12,365	26.02
2028	0	1.3439	0	3,859	31	0	16,256	26.80
2029	2,000	1.3842	2,768	3,975	41	0	17,503	27.60
2030	0	1.4258	0	4,094	44	0	21,641	28.43
2031	0	1.4685	0	4,217	54	0	25,912	29.29
2032	0	1.5126	0	4,344	65	0	30,321	30.16
2033	0	1.5580	0	4,474	76	0	34,870	31.07
2034	2,000	1.6047	3,209	4,608	87	0	36,356	32.00
2035	22,500	1.6528	37,189	4,746	91	0	4,005	32.96
2036	0	1.7024	0	4,889	10	0	8,903	33.95
2037	5,000	1.7535	8,768	5,035	22	0	5,194	34.97
2038	0	1.8061	0	5,187	13	0	10,393	36.02
2039	2,000	1.8603	3,721	5,342	26	0	12,041	37.10
2040	0	1.9161	0	5,502	30	0	17,573	38.21
2041	0	1.9736	0	5,667	44	0	23,285	39.36
2042	0	2.0328	0	5,838	58	0	29,180	40.54
2043	0	2.0938	0	6,013	73	0	35,266	41.75
2044	2,000	2.1566	4,313	6,193	88	0	37,234	43.01
2045	0	2.2213	0	6,379	93	0	43,706	44.30
2046	0	2.2879	0	6,570	109	0	50,385	45.63
2047	27,500	2.3566	64,806	6,767	126	0	-7,527	47.00
	94,500		161,829	141,169		0		

ASSUMPTIONS - Subject to Board of Directors approval implementation

1. Inflation rate assumed to be: 3%
2. Interest income assumed to be: 0.25%
3. Member contributions to reserves assumed to be unchanged thru 2027 and then increase 3% annually. 3.000%

Number of units 12

RESERVE COMPONENTS

ITEM	ESTIMATED COST TO REPLACE	ESTIMATED LIFE	YEARS REMAINING
STREET RESEALING	2,000.00	5 YEARS	1
PAINT EXTERIORS	22,500.00	12 YEARS	5
LANDSCAPE RENEWAL	5,000.00	10 YEARS	10

SCHEDULE OF RESERVE EXPENDITURES

ITEM	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
STREET RESEALING		2,000.00					2,000.00			
PAINT EXTERIORS						22,500.00				
LANDSCAPE RENEWAL										5,000.00
TOTAL EXPENDITURES	0.00	2,000.00	0.00	0.00	0.00	22,500.00	2,000.00	0.00	0.00	5,000.00
ITEM	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
STREET RESEALING		2,000.00					2,000.00			
PAINT EXTERIORS								22,500.00		
LANDSCAPE RENEWAL										5,000.00
TOTAL EXPENDITURES	0.00	2,000.00	0.00	0.00	0.00	0.00	2,000.00	22,500.00	0.00	5,000.00
ITEM	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
STREET RESEALING		2,000.00					2,000.00			
PAINT EXTERIORS									22,500.00	
LANDSCAPE RENEWAL										5,000.00
TOTAL EXPENDITURES	0.00	2,000.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	27,500.00