



April 22, 2016

Dear Greystone Collection Camarillo Homeowner:

Enclosed, please find the Budget for the fiscal year ending June 30, 2017. We are pleased that the monthly assessments for this coming year will remain the same as the monthly assessments for last year, \$84.00 per unit per month. We have made some minor changes, but they had no impact on the total assessment.

Included with the Budget is the Association's Violation Policy, the Delinquency Policy, the statement of reserves, reserves executive summary, reserve disclosure, and information relating to Board of Directors Minutes, Alternative Dispute Resolution, Internal Dispute Resolution and other important disclosures.

Please retain these documents with the other permanent records for your home.

Have a wonderful year!

Very truly yours,

Board of Directors,  
The Greystone Collection Camarillo Homeowners Association

**THE GREYSTONE COLLECTION CAMARILLO HOMEOWNERS ASSOCIATION**

**BUDGET ASSUMPTIONS  
FOR FISCAL YEAR ENDING JUNE 30, 2017**

The budget for the fiscal year was prepared based upon the following assumptions. In general, budgeted expenses are based on the average monthly expenses that were incurred in the current year.

Maintenance contract expenses are based upon current contracts in effect, or if known, on contract rates effective in the budgeted fiscal year.

Your assessments **have not** increased. Your CC&R's allow the Board of Directors to increase assessments up to 20% without bringing it to a vote of the membership. California Civil Code Section 1366 also allows the Board of Directors to increase assessments up to 20%, without the vote of the homeowners. The Board of Directors has no plans for a special assessment this fiscal year, but reserves the right to charge a special assessment if conditions warrant an increase.

**BOARD OF DIRECTORS MINUTES**

As a homeowner you are entitled to review minutes of any Board of Director's meeting, (except Executive/Closed sessions). These minutes are available for inspection by members at least 30 days after the meeting. If the minutes have not been adopted or ratified, they shall be marked "DRAFT" status. If a homeowner asks for copies of the minutes or a summary, if available, then the homeowner shall be required to pay a nominal cost for the time in obtaining the minutes, copying and mailing. Minutes may be obtained by making your request to Spectrum Property Services at (805) 642-6160 or writing to P.O. Box 5286, Ventura, CA. 93005.

**STATEMENT OF RESERVE FUNDING**

Reserve Figures are based on requirements by the Department of Real Estate, under the original subdivision report/DRE budget, which was up-dated March 28, 2016, prepared by Association Reserves, LTD.

As of March 2016, the total reserve funds on deposit are \$424,961.88. Reserves for the coming fiscal year are budgeted in accordance with the last reserve study recommendations and update.

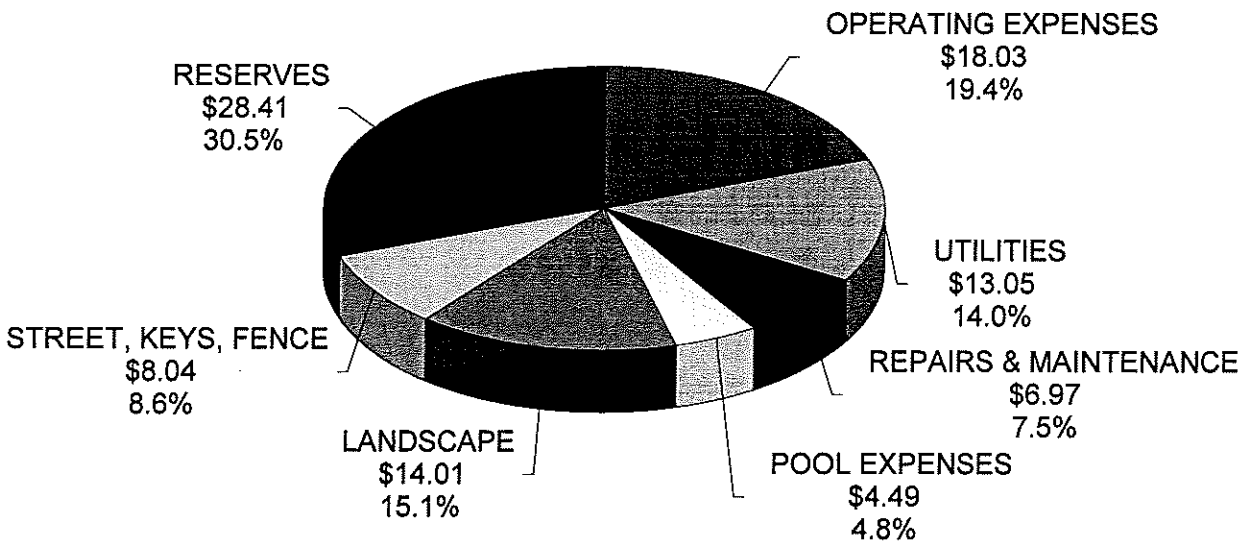
**ARCHITECTURAL MODIFICATION DISCLOSURE**

Pursuant to the governing documents, any changes to the exterior of any unit/lot, or to the common area, that a homeowner desires to make, requires the prior written consent of the Association's Architectural Committee. No changes may be made without prior approval.

Homeowners are required to complete an architectural modification form, identifying the proposed change(s) to the Architectural Committee. The Committee then has 30 days to approve or disapprove, or conditionally approve or disapprove the homeowner's request.

A homeowner may appeal any decision made by the Architectural Committee to the Board of Directors. Architectural modification forms are available from the management company.

**GREYSTONE COLLECTION CAMARILLO**  
**EXPENSE BUDGET**  
**07/01/16-06/30/17**



GREYSTONE COLLECTION CAMARILLO		176 units		
FINAL BUDGET				
FISCAL YEAR ENDING		JUNE 30, 2017		
MONTHLY ASSESSMENT		\$84.00		
		UNIT	MONTH	YEAR
<b>INCOME</b>				
6310	ASSESSMENT INCOME	\$55.59	\$9,784.00	\$117,408.00
6335	RV LOT INCOME	\$2.84	\$500.00	\$6,000.00
	PRIOR YEAR CONTRIBUTION	\$6.16	\$1,083.69	\$13,004.26
6920	MISC INCOME	\$0.00	\$0.00	\$0.00
	TOTAL	\$64.59	\$11,367.69	\$136,412.26
6311	REPLACEMENT ASSESSMENTS	\$28.41	\$5,000.00	\$60,000.00
6911	INTEREST	\$0.00	\$0.00	\$0.00
	TOTAL	\$28.41	\$5,000.00	\$60,000.00
	<b>TOTAL INCOME</b>	<b>\$93.00</b>	<b>\$16,367.69</b>	<b>\$196,412.26</b>
<b>EXPENSES</b>				
OPERATING EXPENSES				
7010	AUDIT/TAX/ACCTG	\$0.71	\$125.00	\$1,500.00
7015	BAD DEBT	\$0.48	\$84.00	\$1,008.00
7020	BOD & COMMITTEE EXPENSES	\$0.38	\$66.67	\$800.00
7025	CLERICAL/MINUTES	\$0.57	\$100.00	\$1,200.00
7040	INSURANCE FIRE & LIABILITY	\$3.34	\$587.67	\$7,052.00
7044	INSURANCE FIDELITY BOND	\$0.32	\$57.08	\$685.00
7050	LEGAL	\$0.85	\$150.00	\$1,800.00
7060	MANAGEMENT	\$8.50	\$1,496.00	\$17,952.00
7061	MEETING ATTENDANCE	\$0.00	\$0.00	\$0.00
7071	POSTAGE	\$1.09	\$191.67	\$2,300.00
7072	REPRODUCTION/SUPPLIES	\$1.28	\$225.00	\$2,700.00
7080	REPLACEMENT STUDY (07/01/16)	\$0.00	\$0.00	\$0.00
7090	TAX FORM 1099/TRANSMITTAL	\$0.07	\$11.67	\$140.00
7091	TAXES-FEDERAL CORP	\$0.12	\$20.83	\$250.00
7092	TAXES-STATE CORP	\$0.09	\$16.67	\$200.00
7093	TAXES & LICENSES MISC	\$0.04	\$6.25	\$75.00
7115	WEBSITE	\$0.20	\$35.00	\$420.00
	TOTAL OPER EXP	\$18.03	\$3,173.50	\$38,082.00
UTILITIES				
7201	ELECTRIC	\$3.79	\$666.67	\$8,000.00
7202	GAS	\$2.13	\$375.00	\$4,500.00
7203	WATER & SEWER	\$6.37	\$1,121.88	\$13,462.50
7206	TRASH	\$0.09	\$16.67	\$200.00
7208	CABLE TV	\$0.66	\$116.18	\$1,394.16
	TOTAL UTILITIES	\$13.05	\$2,296.39	\$27,556.66
REPAIRS & MAINTENANCE				
7301	JANITORIAL SERVICE	\$2.61	\$460.00	\$5,520.00
7302	R&M SUPPLIES	\$0.43	\$75.00	\$900.00
7304	R&M CLUBHOUSE	\$0.14	\$25.00	\$300.00
7306	R&M LIGHTS	\$0.28	\$50.00	\$600.00
7307	R&M PAINTING	\$0.00	\$0.00	\$0.00

GREYSTONE COLLECTION CAMARILLO		176 units		
FINAL BUDGET				
FISCAL YEAR ENDING		JUNE 30, 2017		
MONTHLY ASSESSMENT		\$84.00		
		UNIT	MONTH	YEAR
7308	R&M PEST CONTROL	\$0.24	\$41.67	\$500.00
7309	R&M TERMITES	\$0.47	\$83.33	\$1,000.00
7310	R&M PLUMBING/HEATING/AC	\$0.38	\$66.67	\$800.00
7311	R&M ROOFING	\$0.00	\$0.00	\$0.00
7312	R&M SIGNS	\$0.14	\$25.00	\$300.00
7315	R&M VANDALISM	\$0.14	\$25.00	\$300.00
7317	R&M ELECTRICAL	\$0.00	\$0.00	\$0.00
7320	R&M MISCELLANEOUS	\$2.13	\$375.00	\$4,500.00
	TOTAL R & M	\$6.97	\$1,226.67	\$14,720.00
	POOL EXPENSES			
7401	POOL MAINTENANCE CONTRACT	\$1.54	\$271.67	\$3,260.00
7402	POOL SUPPLIES	\$2.27	\$400.00	\$4,800.00
7403	POOL HEALTH PERMIT	\$0.25	\$43.33	\$520.00
7420	MISC R&M POOL/JACUZZI	\$0.43	\$75.00	\$900.00
	TOTAL POOL EXPENSES	\$4.49	\$790.00	\$9,480.00
	LANDSCAPE			
7501	LANDSCAPE CONTRACT	\$8.52	\$1,499.00	\$17,988.00
7503	LANDSCAPE IRRIGATION REPAIRS	\$0.71	\$125.00	\$1,500.00
7504	LANDSCAPE TREES	\$4.02	\$708.33	\$8,500.00
7515	BEAUTIFICATION	\$0.57	\$100.00	\$1,200.00
7519	BACKFLOW DEVICES	\$0.09	\$16.67	\$200.00
7520	LANDSCAPE MISC	\$0.09	\$16.67	\$200.00
	TOTAL LANDSCAPE	\$14.01	\$2,465.67	\$29,588.00
	STREET, KEYS, FENCE			
7601	STREET SWEEPING	\$1.82	\$320.47	\$3,845.60
7605	SECURITY PATROL	\$3.27	\$575.00	\$6,900.00
7606	SECURITY/GATE PHONES	\$1.80	\$316.67	\$3,800.00
7610	KEYS & LOCKS	\$0.21	\$36.67	\$440.00
7614	CAMERAS	\$0.24	\$41.67	\$500.00
7615	FENCE/GATE REPAIR	\$0.57	\$100.00	\$1,200.00
7620	STREETS/GATES MISC.	\$0.14	\$25.00	\$300.00
	TOTAL STREET, KEYS, FENCE	\$8.04	\$1,415.47	\$16,985.60
	RESERVES			
9020	ASPHALT RESURFACE	\$11.49	\$2,021.74	\$24,260.88
9021	ASPHALT SLURRY	\$3.33	\$586.57	\$7,038.84
9059	CLOCK	\$0.24	\$42.33	\$507.96
9068	CLUBHOUSE SECURITY SYSTEM	\$0.39	\$68.69	\$824.28
9071	CLUBHOUSE CARPET REPLACE	\$0.21	\$37.25	\$447.00
9072	CLUBHOUSE FURNITURE (TV)	\$0.18	\$32.25	\$387.00
9073	CLUBHOUSE APPLIANCES REPL	\$0.16	\$29.02	\$348.24
9074	CLUBHOUSE RESTROOMS	\$0.37	\$64.50	\$774.00
9092	DRINKING FOUNTAINS	\$0.08	\$14.52	\$174.24
9110	ENTRY INTERCOM	\$0.18	\$32.25	\$387.00

GREYSTONE COLLECTION CAMARILLO		176 units		
FINAL BUDGET				
FISCAL YEAR ENDING		JUNE 30, 2017		
MONTHLY ASSESSMENT		\$84.00		
		UNIT	MONTH	YEAR
9113	ENTRY SYSTEM-POOL	\$0.00	\$0.00	\$0.00
9170	HVAC UNIT	\$0.15	\$26.61	\$319.32
9191	IRRIGATION BACKFLOW DEVICES	\$0.18	\$31.20	\$374.40
9192	IRRIGATION CONTROLLERS	\$0.25	\$43.54	\$522.48
9194	IRRIGATION/BACKFLOW ENCLOSURES	\$0.12	\$20.32	\$243.84
9195	LANDSCAPE	\$0.00	\$0.00	\$0.00
9197	LIGHTING	\$0.06	\$9.68	\$116.16
9200	MAILBOXES REPLACE	\$0.80	\$140.29	\$1,683.48
9208	MONUMENTS	\$0.00	\$0.00	\$0.00
9210	PAINT- STUCCO	\$0.17	\$29.99	\$359.88
9224	PAINT-WOOD (INCLUDING TRELLIS)	\$0.38	\$66.76	\$801.12
9221	PAINT CLUBHOUSE INTERIOR	\$0.07	\$12.09	\$145.08
9230	PLAY EQUIPMENT	\$1.07	\$187.86	\$2,254.32
9232	TOT LOT RESURFACE	\$0.89	\$157.39	\$1,888.68
9241	POLE LIGHTS REPLACE	\$0.20	\$34.83	\$417.96
9250	POOL FILTER	\$0.11	\$19.35	\$232.20
9251	POOL FURNITURE	\$0.62	\$108.85	\$1,306.20
9252	POOL HEATER	\$0.23	\$40.64	\$487.68
9253	POOL RESURFACE	\$0.50	\$88.69	\$1,064.28
9262	POOL/SPA PUMPS	\$0.54	\$94.34	\$1,132.08
268	POOL SHOWER	\$0.07	\$12.26	\$147.12
275	ROOFS - TILE	\$0.20	\$35.48	\$425.76
9287	SOLAR	\$0.26	\$45.15	\$541.80
9290	SPA FILTER	\$0.05	\$8.06	\$96.72
9291	SPA HEATER	\$0.23	\$40.64	\$487.68
9292	SPA RESURFACE	\$0.36	\$62.89	\$754.68
9337	UNDERGROUND UTILITIES	\$0.00	\$0.00	\$0.00
9340	VEHICLE GATES	\$1.57	\$276.71	\$3,320.52
9342	VEHICLE GATE OPERATORS	\$1.07	\$188.66	\$2,263.92
9350	WATER HEATER REPLACE	\$0.07	\$12.26	\$147.12
9365	WOOD TRELLIS	\$0.58	\$101.59	\$1,219.08
9370	WROUGHT IRON PAINT	\$0.68	\$119.73	\$1,436.76
9371	WROUGHT IRON REPLACE	\$0.31	\$55.02	\$660.24
9499	UNALLOCATED INTEREST	\$0.00	\$0.00	\$0.00
TOTAL RESERVE EXPENSE		\$28.41	\$5,000.00	\$60,000.00
TOTAL EXPENSES		\$93.00	\$16,367.69	\$196,412.26
NET INCOME(LOSS)		\$0.00	\$0.00	\$0.00

### 3- Minute Executive Summary

Association: The Greystone Collection                      Assoc. #: 7317-3  
Location: Camarillo, CA  
# of Units: 176  
Report Period: July 1, 2016 through June 30, 2017

**Results as-of 7/1/2016:**

Projected Starting Reserve Balance: .....	\$437,292
Fully Funded Reserve Balance: .....	\$431,488
Average Reserve Surplus Per Unit: .....	\$33
Percent Funded: .....	101.3%
Recommended 2016/2017 monthly Reserve Contribution: .....	\$5,000
Recommended 2016/2017 Special Assessment for Reserves: .....	\$0
Most Recent Reserve Contribution Rate: .....	\$4,111

**Economic Assumptions:**

Net Annual “After Tax” Interest Earnings Accruing to Reserves .....1.00%  
Annual Inflation Rate .....3.00%

- This is an “Update With-Site-Visit” Reserve Study, based on a prior Report prepared by Association Reserves for your 2007/2008 Fiscal Year. The information in this Reserve Study is based on our site inspection on March 3, 2016.
- This Reserve Study was prepared by, or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is above 70% at 101.3% Funded, this represents a strong Reserve Fund position. In perspective, associations below 70% Funded experience greater risk of special assessments to maintain common area assets.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions. (See Figure 4, Pg 8 to see what current funding levels result in.)
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or “Fully Funded”.

Table 1: Executive Summary

7317-3

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
<b>General Common Area</b>					
201	Asphalt - Remove & Replace	24	16	\$501,500	\$804,760
202	Asphalt - Seal/Repair	4	0	\$24,250	\$27,294
403	Mallboxes - Partial Replace	5	0	\$7,250	\$8,405
405	Tot Lot Equipment - Replace	15	0	\$20,500	\$31,938
416	Tot Lot Surface - Replace	15	6	\$24,400	\$29,135
503	Iron Fence/Rail - Partial Replace	8	0	\$4,550	\$5,764
700	Iron Entry Gates - Replace	25	11	\$71,500	\$98,973
703	Intercom - Replace	12	8	\$4,000	\$5,067
705	Gate Operators - Replace (A)	10	0	\$13,000	\$17,471
705	Gate Operators - Replace (B)	10	4	\$3,250	\$3,658
705	Gate Operators - Replace (C)	10	0	\$3,250	\$4,368
1001	Backflow Devices - Replace	20	10	\$6,450	\$8,668
1003	Irrigation Controllers - Replace	12	0	\$5,400	\$7,699
1004	Backflow Enclosures - Replace	25	21	\$5,250	\$9,767
1107	Iron Fence/Rail - Repaint	4	0	\$4,950	\$5,571
1400	Clock - Replace	20	2	\$8,750	\$9,283
<b>Clubhouse Interior</b>					
601	Carpet - Replace	10	0	\$3,850	\$5,174
901	Appliances - Replace	20	2	\$3,000	\$3,183
903	Furniture - Replace	12	3	\$4,000	\$4,371
904	Kitchen - Refurbish	20	6	\$3,000	\$3,582
909	Bathrooms - Refurbish	12	3	\$8,000	\$8,742
1110	Interior Surfaces - Repaint	10	1	\$1,250	\$1,288
<b>Clubhouse Exterior</b>					
303	HVAC Unit - Replace	16	0	\$4,400	\$7,061
304	Surveillance System - Modernize	10	4	\$7,100	\$7,991
320	Pole Lights - Replace	20	2	\$7,200	\$7,638
324	Wall Lights - Replace	15	1	\$1,500	\$1,545
404	Metal Tables/Benches - Replace	10	0	\$5,750	\$7,728
411	Drinking Fountain - Replace	20	8	\$1,800	\$2,280
504	Wood Trellis - Replace	20	3	\$21,000	\$22,947
802	Solar Panels - Replace	15	0	\$7,000	\$10,906
1115	Stucco - Repaint	10	9	\$3,100	\$4,045
1116	Wood Trellis - Repaint	5	0	\$3,450	\$3,999
1304	Tile Roof - Replace Underlayment	30	12	\$11,000	\$15,683
<b>Pool Area</b>					
404	Pool Furniture - Replace	6	0	\$6,750	\$8,060
411	Drinking Fountain - Replace	20	8	\$1,200	\$1,520
803	Water Heater/Tank - Replace	15	5	\$1,900	\$2,203
909	Shower - Retile	15	4	\$1,900	\$2,138
1202	Pool - Resurface	12	1	\$11,000	\$11,330
1203	Spa - Resurface	6	0	\$3,900	\$4,657
1207	Pool Filters - Partial Replace	6	0	\$1,200	\$1,433



Table 1: Executive Summary

7317-3

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
1207	Spa Filter - Replace	12	6	\$1,000	\$1,194
1208	Pool Heater - Replace	10	5	\$4,200	\$4,869
1210	Pool/Spa Pumps - Partial Replace	4	0	\$1,950	\$2,195
1208	Pool Heater - Replace	10	5	\$4,200	\$4,869
1210	Pool/Spa Pumps - Partial Replace	4	0	\$1,950	\$2,195
45	Total Funded Components				

Note 1: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

Note 2: highlighted line items are expected to require attention in the initial year

**Assessment and Reserve Funding Disclosure Summary**

**The Greystone Collection**

For Fiscal Year Beginning: 7/1/2016

# of Units: 176

1) Budgeted Amounts:	Total	Average Per unit*
Reserve Contributions:	\$5,000.00	\$28.41
Total Assessment Income:	\$14,784.00	\$84.00

per: Month

- 2) Additional 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 Due	Total Amount Per Unit*	Purpose
N/A		
N/A		
Total:		\$0.00

- 3) Based on the most recent Reserve Study and other information available to the Board of Directors, at this point in time does it appear that currently projected Reserve account balances will 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/loans to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years?

Approximate Fiscal Year Assessment Will Be Due	Average Total Amount Per Unit*	
N/A		
N/A		
N/A		
N/A		
Total:		\$0

- 5) All major components appropriate for Reserve Funding (components that are a common area maintenance responsibility with a limited life expectancy and predictable remaining useful life, above a minimum threshold cost of significance) are included in this Reserve Funding Plan: **Yes**

6) All computations/disclosures are based on the fiscal year start date of:	7/1/2016
Fully Funded Balance (based on formula defined in 5570(b)4):	\$431,448.00
Projected Reserve Fund Balance:	\$437,292.00
Percent Funded:	101.4%
Reserve Deficit (surplus) on a mathematical avg-per-unit* basis:	(\$33.20)

From the 3/28/2016 Reserve Study by Association Reserves - Gold Coast and any minor changes since that date.

\* If assessments vary by the size or type of unit, allocate per unit per the attached.

- 7) See attached 30-yr Summary Table, showing the projected Reserve Funding Plan, Reserve Balance, Percent Funded, and assumptions for interest and inflation.

Prepared by: Association Reserves (Chad McCloskey)

Date: 4/7/2016

*The financial representations at the time of preparation are based on the Reserve Study for the fiscal year shown at the top of this page and the best estimates of the preparer. These estimates should be expected to change from year to year. Some information on this form has been provided to Association Reserves, and has not been independently verified.*

**Table 4: 30-Year Reserve Plan Summary** **7317-3**

Fiscal Year Beginning: 07/01/16

Interest:	1.0%	Inflation:	3.0%
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Annual Reserve Contribs.	Loans or Special Assmts	Interest Income	Projected Reserve Expenses
2016	\$437,292	\$431,488	101.3%	Strong	\$60,000	\$0	\$4,075	\$123,350
2017	\$378,017	\$370,611	102.0%	Strong	\$61,950	\$0	\$4,038	\$14,163
2018	\$429,842	\$421,967	101.9%	Strong	\$63,963	\$0	\$4,538	\$20,104
2019	\$478,240	\$470,388	101.7%	Strong	\$65,882	\$0	\$4,954	\$36,060
2020	\$513,016	\$505,522	101.5%	Strong	\$67,859	\$0	\$5,238	\$51,042
2021	\$535,071	\$528,024	101.3%	Strong	\$69,895	\$0	\$5,604	\$24,345
2022	\$586,225	\$580,495	101.0%	Strong	\$71,991	\$0	\$6,009	\$48,061
2023	\$616,165	\$611,965	100.7%	Strong	\$74,151	\$0	\$6,562	\$0
2024	\$696,879	\$695,788	100.2%	Strong	\$76,376	\$0	\$7,100	\$56,561
2025	\$723,793	\$725,832	99.7%	Strong	\$78,667	\$0	\$7,646	\$4,045
2026	\$806,062	\$812,891	99.2%	Strong	\$81,027	\$0	\$8,214	\$57,788
2027	\$837,514	\$849,290	98.6%	Strong	\$83,458	\$0	\$8,327	\$100,703
2028	\$828,596	\$844,725	98.1%	Strong	\$85,961	\$0	\$8,316	\$87,470
2029	\$835,404	\$855,863	97.6%	Strong	\$88,540	\$0	\$8,756	\$16,154
2030	\$916,546	\$943,068	97.2%	Strong	\$91,196	\$0	\$9,587	\$15,655
2031	\$1,001,674	\$1,035,748	96.7%	Strong	\$93,932	\$0	\$10,076	\$91,297
2032	\$1,014,386	\$1,055,712	96.1%	Strong	\$96,750	\$0	\$6,283	\$874,645
2033	\$242,774	\$271,915	89.3%	Strong	\$99,653	\$0	\$2,939	\$0
2034	\$345,366	\$368,050	93.8%	Strong	\$102,642	\$0	\$3,875	\$21,876
2035	\$430,008	\$447,177	96.2%	Strong	\$105,722	\$0	\$4,807	\$8,768
2036	\$531,769	\$544,898	97.6%	Strong	\$108,893	\$0	\$5,204	\$136,452
2037	\$509,414	\$516,836	98.6%	Strong	\$112,160	\$0	\$5,392	\$57,483
2038	\$569,483	\$572,153	99.5%	Strong	\$115,525	\$0	\$6,119	\$36,310
2039	\$654,817	\$653,909	100.1%	Strong	\$118,991	\$0	\$6,968	\$41,445
2040	\$739,330	\$735,888	100.5%	Strong	\$122,560	\$0	\$7,377	\$132,640
2041	\$736,627	\$729,548	101.0%	Strong	\$126,237	\$0	\$7,718	\$63,023
2042	\$807,560	\$797,969	101.2%	Strong	\$130,024	\$0	\$8,733	\$6,470
2043	\$939,848	\$930,036	101.1%	Strong	\$133,925	\$0	\$9,980	\$26,655
2044	\$1,057,098	\$1,048,717	100.8%	Strong	\$137,943	\$0	\$10,898	\$82,594
2045	\$1,123,344	\$1,116,889	100.6%	Strong	\$142,081	\$0	\$11,962	\$7,305

# ASSOCIATION COLLECTION POLICY

## LIENS AND FORECLOSURES

**General Statement.** Prompt payment of Assessments by all owners is critical to the financial health of the Association and to the enhancement of the property values of our homes. Your Board of Directors takes very seriously its obligation under the Declaration of Covenants, Conditions and Restrictions (CC&R'S) and the California Civil Code to enforce the members' obligation to pay assessments. When any owner becomes delinquent in the payment of assessments, the Association and the remaining owners are unfairly burdened with a delinquent account. The Association and its Board of Directors must exercise due diligence in the collection of delinquent assessments utilizing available methods of collection. The policies and practices outlined shall remain in effect until such time as they may be changed, modified, or amended by a duly adopted resolution of the Board of Directors. Therefore, pursuant to the CC&R'S and Civil Code Section 5310, the following are the Association's assessment practices and policies:

**1. Personal Obligation for Payment of Assessments.** Assessments, late charges, interest and collection costs, including any attorneys' fees, are the personal obligation of the owner of the property at the time the assessment or other sums are levied (Civil Code Section 5650).

**2. Due Dates of Assessments.** Regular monthly assessments are due and payable on the first day of each month. A courtesy billing statement is sent each month to the billing address on record with the Association. However, it is the owner of record's responsibility to pay each assessment in full each month regardless of whether a statement is received. All other assessments, including special assessments are due and payable on the date specified by the Board on the Notice of Assessment, which date will not be less than thirty (30) days after the date of notice of the special assessment.

**3. Application of Payments.** Any payments made shall be first applied to assessments owed, and only after the assessments owed are paid in full, shall such payments be applied to late charges, interest, and collection expenses, including attorneys' fees, unless the owner and the Association enter into an agreement providing for payments to be applied in a different manner.

**4. Delinquency Dates.** Assessments not received within fifteen (15) days of the stated due date are delinquent unless the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) specifies a longer time period, in which case the longer time period will apply.

**5. Late Charges.** Delinquent payments will be subject to a late charge of Ten Percent (10%) or Ten Dollars (\$10), whichever is greater, for each delinquent assessment payment unless the Declaration of Covenants, Conditions and Restrictions (CC&Rs) specifies a smaller amount, in which case the late charge shall not exceed the amount authorized by the CC&Rs.

**6. Interest Charges.** Payments delinquent by thirty (30) days or more will be subject to an interest charges at the rate of twelve percent (12%) per annum and will be assessed against any outstanding balance, including delinquent assessments, late charges, and cost of collection, which may include attorneys' fees. If the Declaration of Covenants, Conditions and Restrictions (CC&Rs) provides for an interest charge at a smaller rate, the smaller rate will be applicable. Such interest charges shall accrue thirty (30) days after the assessment becomes due and shall continue to be assessed each month until the account is brought current.

**7. Special Assessment Payments.** If a special assessment is payable in installments and an installment payment of that special assessment is delinquent for more than thirty (30) days, all installments will be accelerated and the entire unpaid balance of the special assessment shall become immediately due and payable. The remaining balance shall be subject to a late charge and interest as provided above.

**8. Pre-lien Letter.** If an assessment is not received within fifteen (15) days after the assessment becomes delinquent, the Association or its designee will send a pre-lien letter to the owner by certified and first class mail, to the owner's mailing address(es) of record advising of the delinquent status of the account and impending collection action. The owner will be charged a fee for the pre-lien letter.

**9. The Decision to Lien.** If the pre-lien letter fails to resolve the delinquent account within thirty (30) days, the Board of Directors will consider recording a lien against the delinquent owner(s)' separate interest. For liens recorded on or after January 1, 2006, the decision to record a lien for delinquent assessments will be made only by the Board of the Association and may not be delegated to an agent of the Association. The Board must approve the decision by a majority vote of the Board members in an open meeting. The Board will record the vote in the minutes of that meeting. The Board will maintain the confidentiality of the owner or owners of the separate interest by identifying the matter in the minutes by the parcel number of the property, rather than the name of the owner or owners.

**10. The Lien Notice Letter.** The Board will follow up its decision to record a lien with a lien notice letter mailed to the owner(s) of the separate interest by certified mail, return receipt requested. The lien notice letter will include all of the following:

(a) A general description of the collection and lien enforcement procedures of the Association and the method of calculation of the amount, a statement that the owner of the separate interest has the right to inspect the association records, pursuant to Section 8333 of the California Corporations Code, and the following statement in 14-point boldface type, if printed, or in capital letters, if typed: "IMPORTANT NOTICE: IF YOUR SEPARATE INTEREST IS PLACED IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR ASSESSMENTS, IT MAY BE SOLD WITHOUT COURT ACTION."

(b) An itemized statement of the charges owed by the owner, including items on the statement which indicate the amount of any delinquent assessments, the fees and reasonable costs of collection, reasonable attorney's fees, any late charges, and interest, if any.

(c) A statement that the owner will not be liable to pay the charges, interest, and costs of collection, if it is determined the assessment was paid on time to the association.

(d) The right to request a meeting with the Board.

(e) The right to dispute the assessment debt by submitting a written request for dispute resolution to the Association pursuant to the Association's "meet and confer" program.

(f) The right to request alternative dispute resolution with a neutral third party before the Association may initiate foreclosure against the owner's separate interest, except that binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

**11. Meet and Confer Program.** Prior to recording a lien for delinquent assessments, the Association will offer the owner(s) and, if so requested by the owner(s), participate in dispute resolution pursuant to the

Association's "meet and confer" program.

**12. Legal Effect of Recording Lien.** The amount of the assessment, plus any costs of collection, late charges, and interest assessed, will be a lien on the owner's separate interest in the development from and after the time the Association causes to be recorded with the County Recorder a notice of delinquent assessment, which will state the following:

- (a) The amount of the assessment and other sums imposed;
- (b) A legal description of the owner's separate interest;
- (c) The name of the record owner of the separate interest against which the lien is imposed;
- (d) The itemized statement of the charges owed by the owner described in paragraph 10(b) above will be recorded together with the notice of delinquent assessment;
- (e) In order for the lien to be enforced by nonjudicial foreclosure, the notice of delinquent assessment must state the name and address of the trustee authorized by the association to enforce the lien by sale; and
- (f) The notice of delinquent assessment must be signed by the person designated in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) or by the Association for that purpose, or if no one is designated, by the President of the Association.

**13. Mailing of Lien Copies.** A copy of the recorded notice of delinquent assessment will be mailed by certified mail to every person whose name is shown as an owner of the separate interest in the Association's records, and the notice will be mailed no later than ten (10) calendar days after recordation.

**14. Payment of Amounts Due Pursuant to Lien.** Within twenty-one (21) days of the payment of the sums specified in the notice of delinquent assessment, the Association will record or cause to be recorded in the office of the County Recorder a lien release or notice of rescission and provide the owner of the separate interest a copy of the lien release or notice that the delinquent assessment has been satisfied.

**15. Failure to Follow Lien Procedures.** If it is determined that a lien previously recorded against the separate interest was recorded in error, the party who recorded the lien shall, within twenty-one (21) calendar days, record or cause to be recorded in the County Recorder's Office in which the notice of delinquent assessment is recorded a lien release or notice of rescission and provide the owner of the separate interest with a declaration that the lien filing or recording was in error and a copy of the lien release or notice of rescission.

**16. Liens for Recovery of Costs Due to Damage to Common Area.** If authorized in the Association's Declaration of Covenants, Conditions and Restrictions (CC&Rs), a monetary charge imposed by the Association as a means of reimbursing the Association for costs incurred by the Association in the repair of damage to common areas and facilities for which the owner or the owner's guests or tenants were responsible may become a lien against the owner's separate interest enforceable by the sale of the interest by non-judicial foreclosure. All other collection methods for such monetary penalties will also remain available to the Association.

**17. No Liens for Monetary Penalties.** Monetary penalties imposed by the Association as a disciplinary measure for failure of an owner to comply with the Association's governing documents may not be characterized nor treated as an assessment that may become a lien against the owner's separate interest to

be enforced by non-judicial foreclosure. All other collection methods for such monetary penalties will remain available to the Association.

**18. Priority of Association Liens.** A lien created pursuant to the foregoing procedures will be prior to all other liens recorded subsequent to the notice of assessment, except that the Declaration of Covenants, Conditions and Restrictions (CC&Rs) may provide for the subordination thereof to any other liens and encumbrances.

**19. Limitations on Assignment of Association's Lien and Foreclosure Rights.** The Association may not voluntarily assign or pledge its right to collect payments or assessments, or to enforce or foreclose a lien to a third party, except when the assignment or pledge is made to a financial institution or lender chartered or licensed under federal or state law, when acting within the scope of that charter or license, as security for a loan obtained by the Association; however, the foregoing provision may not restrict the right or ability of the Association to assign any unpaid obligations of a former member to a third party for purposes of collection. Subject to the limitations of this paragraph, after the expiration of thirty (30) days following the recording of a lien, the lien may be enforced in any manner permitted by law, including judicial and non-judicial foreclosure. Any non-judicial foreclosure will be conducted in accordance with California Civil Code Sections 2924, 2924b, and 2924c applicable to the exercise of powers of sale in mortgages and deeds of trust. The fees of a trustee may not exceed the amounts prescribed in California Civil Code Sections 2924c and 2924d.

**20. Secondary Addresses Provided by Owners.** Owners may provide written notice by facsimile transmission or United States mail to the Association of a secondary address. If a secondary address is provided, the Association will send any and all correspondence and legal notices required pursuant to this policy to both the primary and the secondary address of the owner(s).

**21. Receipts Requested by Owner.** When an owner makes a payment, the owner may request a receipt and the Association shall provide it. The receipt will indicate the date of payment and the person who receives it. The Association shall provide a mailing address for overnight payment of assessments. The mailing address for overnight payment of assessments is: 1259 Callens Road, Suite A, Ventura, CA 93003.

**22. Payment Plans.** An owner may submit a written request to meet with the Board to discuss a payment plan for the debt. The Association will provide the owner(s) the standards for payment plans, if any exist. The Board will meet with the owner(s) in executive session within forty-five (45) days of the postmark of the request, if the request is mailed within fifteen (15) days of the date of the postmark of the notice, unless there is no regularly scheduled Board meeting within that period, in which case the Board may designate a committee of one or more members to meet with the owner(s). Payment plans may incorporate any assessments that accrue during the payment plan period. Payment plans shall not impede the Association's ability to record a lien on the owner's separate interest to secure payment of delinquent assessments. Additional late fees will not accrue during the payment plan period if the owner(s) is/are in compliance with the terms of the payment plan. In the event of a default on any payment plan, the Association may resume its efforts to collect the delinquent assessments from the time prior to entering into the payment plan.

**23. Collection Alternatives Available to the Association If Demand Does Not Result in Payment in Full.** If the owner's assessment account remains delinquent for more than thirty (30) days following the Association's lien notice letter, the Association will be entitled to pursue either of two alternatives:

(a) **Small Claims Actions:** First, the Association may elect to instruct its property manager to pursue the Association's claims against the owner in a Small Claims Court Action.

(b) **Foreclosure of Lien.** Second, the Association may elect to foreclose the lien previously recorded on the owner(s)' separate interest, subject to the limitations and procedures set forth below.

**24. Limitations on Foreclosures.** The Board may elect to pursue either judicial or non-judicial foreclosure of the lien, subject to the following limitations:

(a) The Association may not seek to collect delinquent regular or special assessments through either judicial or non-judicial foreclosure for either (i) an amount less than one thousand eight hundred dollars (\$1,800) not including any accelerated assessments, late charges, fees and costs of collection, attorney's fees, or interest or (ii) an assessment which is less than twelve (12) months delinquent, whichever is less.

(b) For delinquent assessments less than one thousand eight hundred dollars (\$1,800) or twelve months delinquent, the Association may pursue the following collection activities:

(i) An action in Small Claims Court;

(ii) Recording a lien on the owner's separate interest upon which the association may not foreclose until the amount of the delinquent assessments secured by the lien, exclusive of any accelerated assessments, late charges, fees and costs of collection, attorney's fees, or interest, equals or exceeds one thousand eight hundred dollars (\$1,800) or the assessments are more than twelve (12) months delinquent; or

(iii) Any other manner provided by law, except for judicial or nonjudicial foreclosure.

**25. Procedures for Foreclosure.** For delinquent assessments which equal or exceed the sum of one thousand eight hundred dollars (\$1,800) or which are more than twelve (12) months delinquent, the Association may initiate either judicial or non-judicial foreclosure pursuant to the following procedures:

(a) The decision to initiate foreclosure of a lien for delinquent assessments that has been validly recorded will be made only by the Board of Directors of the Association and may not be delegated to an agent of the Association. The Board must approve the decision by a majority vote of the Board members in an executive session. The Board will record the vote in the minutes of the next meeting of the Board open to all members. The Board will maintain the confidentiality of the owner or owners of the separate interest by identifying the matter in the minutes by the parcel number of the property, rather than the name of the owner or owners. A Board vote to approve foreclosure of a lien shall take place at least 30 days prior to any public sale.

(b) Prior to initiating a foreclosure on an owner's separate interest, the Association will offer the owner and, if so requested by the owner, participate in dispute resolution pursuant to the Association's "meet and confer" program. The decision to pursue dispute resolution or a particular type of alternative dispute resolution will be the choice of the owner, except that binding arbitration will not be available if the association intends to initiate a judicial foreclosure.



(c) The Board will provide notice by personal service to an owner of a separate interest who occupies the separate interest or to the owner's legal representative, if the Board votes to foreclose upon the separate interest. The Board will provide written notice to an owner of a separate interest who does not occupy the separate interest by first-class mail, postage prepaid, at the most current address shown on the books of the Association. In the absence of written notification by the owner to the Association, the address of the owner's separate interest may be treated as the owner's mailing address.

(d) In addition to the requirements of California Civil Code Section 2924, a notice of default will be served by the Association on the owner's legal representative in accordance with the manner of service of a summons under California law.

(e) A nonjudicial foreclosure by the Association to collect upon a debt for delinquent assessments will be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends ninety (90) days after the sale.

**26. Liens Recorded in Error.** If it is determined through dispute resolution pursuant to the association's "meet and confer" program or alternative dispute resolution with a neutral third party that the association has recorded a lien for a delinquent assessments in error, the Association will promptly reverse all late charges, fees, interest, attorney's fees, costs of collection, costs imposed for the notice of lien, and costs of recordation and release of the lien, and pay all costs related to the dispute resolution or alternative dispute resolution.

### **INTERNAL DISPUTE RESOLUTION PROCEDURE**

In the event of a dispute between an Owner and the Board of Directors, either party may request the other party to meet and confer in an effort to resolve the dispute. The request must be in writing.

The Owner may refuse a request to meet and confer. The Association may not refuse a request to meet and confer.

The Board of Directors shall designate one or more members of the Board to meet and confer.

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.

A resolution of the dispute agreed by the parties shall be memorialized in writing and signed by the parties, including the Board designee on behalf of the Association.

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

- (1) The agreement is not in conflict with law or the governing documents of the Association; and
- (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.

An Owner may not be charged a fee to participate in the dispute resolution procedure.

## ALTERNATIVE DISPUTE RESOLUTION

Mandatory "Alternative Dispute Resolution" has been made a part of California Civil Code Section 5930 which governs Common Interest Developments.

The statutes generally require that prior to an Association or a Member of an Association filing a lawsuit for declaratory or injunctive relief relating to enforcement of the governing documents, the parties must first attempt to resolve the dispute by use of Alternative Dispute Resolution. Arbitration and mediation are mentioned as methods of resolving the dispute.

A procedure is contained in the code sections and states that a form, "Request for Resolution" be served on the parties to the dispute; a summary of Civil Code Sections must also be served with the Request. Any party may decline to use Alternative Dispute Resolution (ADR), however if they later prevail in court, judges are allowed to consider the refusal when awarding attorney fees.

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

ARCHITECTURAL MODIFICATION DISCLOSURE

Pursuant to the governing documents, any changes to the exterior of any unit/lot , or to the common area, that a homeowner desires to make, requires the prior written consent of the Association's Architectural Committee. No changes may be made without prior approval.

Homeowners are required to complete an architectural modification form, identifying the proposed change(s) to the Architectural Committee. The Committee then has 45 days to approve or disapprove, or conditionally approve or disapprove the homeowner's request.

A homeowner may appeal any decision made by the Architectural Committee to the Board of Directors. Architectural modification forms are available from the management company

SCHEDULE OF MONETARY PENALTIES

In order to enforce the CC&Rs, Bylaws, Rules and Regulations, the Board of Directors may: levy, assess and collect reasonable monetary penalties as established by the Board of Directors to cover such costs as legal expenses, time or labor; postage, etc., for violation of Use Restrictions, the Declaration or published Rules and Regulations. The monetary penalty shall be assessed against the Homeowner involved for violations made by the owner, members of his or her family, or by any guest(s), licensee or tenant of such owner.

VIOLATION POLICY

- |    |                                  |                              |
|----|----------------------------------|------------------------------|
| 1. | Initial Violation Notice:        | Official Notice of Violation |
| 2. | Second Notice:                   | \$50.00 fine                 |
| 3. | Third Notice:                    | \$100.00 fine                |
| 4. | Fourth Notice:                   | \$200.00 fine                |
| 5. | Fifth and Subsequent Violations: | \$300.00 fine                |



## FHA DISCLOSURE

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 not a condominium project. The association is certified by the Federal Housing Administration.



## VA DISCLOSURE

Certification by the Veterans 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 not a condominium project. The association is certified by the Veterans Administration.

**THE GREYSTONE COLLECTION CAMARILLO HOA**

**INSURANCE INFORMATION NOTIFICATION**

Under Section 1365.9, of the California Civil Code, your Board of Directors is providing the following information regarding insurance coverage maintained by your Association.

Your Association has the following liability coverage's (for common areas only):

	<u>General Liability</u>	<u>Directors &amp; Officers</u>
Company Name:	State Farm	State Farm
Amount, per occurrence:	\$3,000,000	\$3,000,000
Aggregate amount:	\$6,000,000	\$6,000,000
Renewal Date:	10/08/16	10/08/16
Deductible:	\$0.00	\$0.00
	(Occurrence)	(Claims Made)

Property Coverage's

Company Name:	State Farm
Property Coverage:	\$570,500
Property Deductible:	\$1,000
Earthquake Coverage:	0.00
Renewal Date:	10/08/16
Fidelity Bond:	\$200,000
Renewal Date:	11/28/16

The foregoing liability coverage does meet the minimums of Civil Code Section 1365.9. Subject to 1365.9; "You would normally, by protection afforded, by 1365.9, be subject to no more liability than a fair, pro-rata share of any judgement that exceeded the Association's coverage." Homeowners are responsible for property deductibles.

NOTE: It is very important that you explore your own risks with a knowledgeable insurance agent or an insurance advisor and purchase coverage to protect you from liability in the common area, your "exclusive use" common area (if any), and your own unit, to prevent any "gaps" in coverage between the Association's coverage and your individual coverage. Ask at the same time about "Loss Assessment" coverage and its availability.