

Why The Special Assessment?

- The Northridge Homeowner Association maintains over 40 acres of land owned by the association.
- During the atmospheric rains starting in January of 2023 the association sustained mudslides (5) to the common area owned by the association.
- These mudslides required decisive action to minimize the damage to adjacent homes of Northridge residents.
- The association has a legal obligation to prevent damage to homes and maintain the common area open space.
- The Board has a duty to undertake activities to minimize the damage and protect the association from larger liabilities in the future.
- An unrepaired slide will increase in size and left unrepaired would result in damage to homes and a much larger financial requirements to repair.
- The address where the slides occurred are:
 - Goldstone Court
 - Alta Vista Court
 - Tuscany Way
- The Board hired Stevens, Ferrone & Bailey Engineering Company, Inc, a Geotechnical Firm who specializes in evaluating slides and developed a recommended engineered repair.
- A Repair Plan for the slide areas was developed and a Request for Proposal was submitted to two contractors who are licensed to repair slides of this magnitude.
- The Two Contractors who bid the job were:
 - Marshall Brothers
 - Diablo General
- The Bids for the work, based on the scope of work as defined in the report from Stevens, Ferrone & Bailey Engineering Company were:

○ Marshall Brothers	\$458,683.36
○ Diablo General Engineering	\$226,340.00
- The Board awarded the repair contract to Diablo General
- A permit for the work was obtained from the Town of Danville
- The work was completed October 6, 2023.
- The Board authorized this at a public meeting on September 12, 2023.
- The Board, in an effort to communicate this unusual situation held an Information Meeting over Zoom on September 21, 2023. This meeting was communicated by delivery of a flyer to each homeowner in Northridge. In addition, it was posted at the Clubhouse and on the website.

Next Steps

- **To re capitalize the reserve account and financial recover from this unplanned Act of God the Board voted to enact a Special Assessment of \$800.00 to be collected in four payments of \$200.00 each calendar quarter in 2024. Example:**
 - **Jan 1 \$200.00**
 - **April1 \$200.00**
 - **July 1 \$200.00**
 - **Oct 1 \$200.00**
- **While the Board looked at other options this was the best alternative to allow the association to be on solid financial ground for years to come.**