

Section General - Sample Provision Excerpt (Public Preview)

Assessment and Reserve Funding Disclosure Summary Riverview II, Healdsburg For Fiscal Year Beginning: 1/1/2026
Budgeted Amounts: Reserve Transfers: Total Assessment Income: # of units: 101 Total Average Per Unit* \$5,416.67 \$53.63
\$18,045.33 \$178.67 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: Year Total Amount Total: \$0.00 Total
Amount Per Unit* Total: \$0.00 Purpose 3) Based on...

ISSUE #1



MARKUP #1 ->



MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. General (p. 1): Disciplinary fine provision conflicts with California AB 130 (Cal. Civ. Code §§ 5850(c)-(e) & 5855) by authorizing non-health/safety fines exceeding \$100 per violation, imposing interest or late fees on unpaid fines, or denying the mandatory pre-hearing cure right.

Statutory / Legal Reference: Cal. Civ. Code § 5850(c)-(e) & 5855 (AB 130, enacted June 30, 2025)
Statutory Comparison: Under California Civil Code §§ 5850(c)-(e) and 5855 (as amended by AB 130, effective June 30, 2025), an association shall not impose a monetary penalty exceeding \$100 per violation unless the violation may result in an adverse health or safety impact on the common area or another member's property and the board makes a written finding specifying that adverse impact in an open meeting.

CURRENT WORDING IN DOCUMENT:
Assessment and Reserve Funding Disclosure Summary Riverview II, Healdsburg For Fiscal Year Beginning: 1/1/2026 1) Budgeted Amounts: Reserve Transfers: Total Assessment Income: # of units: 101 Total Average Per Unit* \$5,416.67 \$53.63 \$18,045.33 \$178.67 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: Year Total Amount Total: \$0.00 Total Amount Per Unit* Total: \$0.00 Purpose 3) Based on...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
Assessment and Reserve Funding Disclosure Summary Riverview II, Healdsburg For Fiscal Year Beginning: 1/1/2026 1) Budgeted Amounts: Reserve Transfers: Total Assessment Income: # of units: 101 Total Average Per Unit* \$5,416.67 \$53.63 \$18,045.33 \$178.67 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: Year Total Amount Total: \$0.00 Total Amount Per Unit* Total: \$0.00 Purpose 3) Based on the most recent Reserv [SAMPLE DISCUSSION WORDING - FOR CALIFORNIA HOA COUNSEL REVIEW]: Pursuant to...