

June 19, 2024

Homeowners
Autumn Pointe Homeowners Association
Los Angeles, CA 90032

Re: Special Assessment for SB 326 California Balcony/walkway inspection

Dear Homeowner:

To comply with SB326, a new California state law. HOA conducted a balcony inspection in February 16, 2024. The outcome of the inspection is that there are over 90 landings that need repair.

There will be a Special Assessment of \$247,500.00 equally divided among all units to cover the cost of the project.

Effective **August 1, 2024**, in addition to the \$341 regular assessment. Each unit will need to pay either 1.) Single lump sum payment of \$1,406.25 or 2.) twelve (12) monthly equal payments of \$117.19.

Your cooperation in this matter will be appreciated. If you have any questions, you may contact me at (818)793-2015 or you may email me at Wpoon@lbpm.com

Sincerely,



Winnie Poon
Property Supervisor
LBPM

**RESOLUTION OF BOARD OF DIRECTORS OF
AUTUMN POINTE HOMEOWNERS ASSOCIATION**

WHEREAS, Civil Code Section 5610(c) permits the Board to impose an emergency special assessment when there is “[A]n extraordinary expense necessary to repair or maintain the common interest development or any part of it for which the association is responsible that could not have been reasonably foreseen by the board in preparing and distributing the annual budget report under Section 5300 . . .”;

WHEREAS, in order to comply with California Civil Code § 5551, the Association obtained an inspection of the Association’s balconies by a licensed architect;

WHEREAS, the inspection report revealed that an unexpected 110 out of the 148 balconies in the Association require repairs;

WHEREAS, the total cost of repairing the balconies is estimated at \$247,500 (the “**Extraordinary Expense**”);

WHEREAS, the Association’s annual budget did not account for such unexpected costs and the Association now seeks to enact an emergency special assessment to pay for the Extraordinary Expense; and

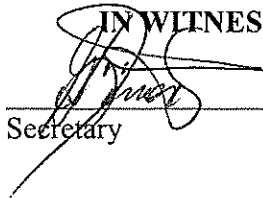
WHEREAS, the Extraordinary Expense could not be reasonably foreseen when preparing the annual budget.

NOW, THEREFORE, BE IT RESOLVED, that in order for the Association to pay for the Extraordinary Expense, the Board hereby enacts an emergency special assessment against each unit pursuant to California Civil Code Section 5610(c) in the total amount of **\$247,500**, which is **\$1,406.25** per unit;

RESOLVED FURTHER, that each Owner’s share of such emergency special assessment shall be payable as follows: (1) a lump sum payment of **\$1,406.25** due on **August 1, 2024**, or (2) in twelve (12) monthly equal payments of **\$117.19** each beginning on **August 1, 2024**.

RESOLVED FURTHER, that the Association shall give at least thirty (30) days’ prior written notice to all owners concerning the enactment of this emergency special assessment, and thereafter shall enforce this special assessment pursuant to the rights and remedies granted the Association pursuant to the Association’s governing documents and California law.

IN WITNESS WHEREOF, I have hereunto subscribed by name this 18 day of June, 2024.



Secretary