

# What is the VALUE of your HOA?

## The Del Prado Condos (aka the Villages) at Sonoma Ranch East

4120 Canterra Arc - Merengue 3 +

2146 square feet (per county assessor)

\$256.00 per month dues to Del Prado Condo

\$85 annual dues to Sonoma Ranch East HOA

### Included with condo dues:

- Common area landscape maintenance - inside courtyard walls is owner's responsibility
- Common area landscape irrigation and repair - inside courtyard walls is owner's responsibility
- Water for common area landscaping
- Common area plant replacement
- Common area fertilizer
- Common area general liability insurance
- Common area property taxes
- Building repair and maintenance  
\***exterior only**\*
- Roof repair
- Property insurance \***exterior only**\*
- Electricity for mailbox light pole
- Repair and maintenance for private streets
- Build up of reserve account
- Various large scale projects such as-
- Roofs were given three coats of elastomeric coating in 2016
- Wrought iron was painted (courtyard and patio) in 2017
- Front yard gravel rocks were added in 2018
- Two condo buildings are undergoing stucco repair and repainting in 2019

### Mandatory monthly Del Prado pool fees

(currently \$26.50) included in dues

- Pool and spa maintenance and repairs
- Pool and spa chemicals
- Pool supplies
- Building repair and maintenance
- Common area general liability insurance
- Property insurance + taxes (for pavilion)
- Licenses and permits
- Landscape maintenance & improvement
- Water (for pool and landscaping)
- Solid Waste
- Electricity (for pavilion, pool, spa and parking lot)
- Cleaning and janitorial
- Software support (access control and cameras)
- Telephone
- Security

**Both associations pay management and bookkeeping fees, postage and tax and accounting services**

**LIVE MORE**

**WORRY LESS**

