

MUROW DEVELOPMENT CONSULTANTS

STATEMENT OF QUALIFICATIONS:
HOA / COMMUNITY ASSOCIATION
CONSULTING



MUROW
DEVELOPMENT CONSULTANTS

949.988.3270 | INFO@MUROWDC.COM | WWW.MUROWDC.COM

1151 DURYE AVE, IRVINE, CA 92614

MUROW DEVELOPMENT CONSULTANTS

Providing Land Development & Community Solutions with a High Level of Experience and Expertise



Murow Development Consultants (Murow DC) provides the real estate industry with a full suite of land development and community services for every phase of a project including; Pre-Development, During Development, and Post-Development. The company was founded in 2012 by Steven M. Murow, and is headquartered in Irvine, California. Our team is made up of 40+ professionals with varied backgrounds, significant experience, and a team approach to solving the challenges that inherently arise throughout any project. Murow Development Consultants is actively involved in over 400 projects throughout California.

Murow Development Consultants takes pride in providing the most talented and experienced professionals in the industry, while staying on top of the latest community and land development practices and methodologies. Our Leadership Team represents an average of 30+ years of experience in real estate development, including former general engineering contractors.

Our experience includes land acquisition / entitlement of over \$1B in transaction volume, the development of master planned and mixed-use developments, the completion of major infrastructure projects including drainage, dams, bridges, streets, highways, slopes/earthworks, and wastewater/potable water treatment facilities. Our team members are highly skilled and ensure both the budget and schedule remain on track while maintaining a superior service throughout the entire process. We are goal-oriented and problem solvers, which allows our clients to procure the benefits of cost savings and avoidance of litigation delays and complications.

MUROW DC OFFERS A VARIETY OF SERVICES

PRE-DEVELOPMENT

- **Budgets & Cost Estimates**
 - Grading Analysis
 - Fee Analysis
 - DRE Budget
- **Consulting Services**
 - Due Diligence
 - Land Residual Analysis
 - Entitlement
- **Dry Utilities Design & Coordination**

DURING-DEVELOPMENT

- **Bid Administration**
- **Construction Management**
- **Project Management**
 - Labor Compliance
 - Aerial Documentation
 - Site Assessments
- **Common Area Maintenance Manuals**
- **Declarant Board Service**

POST-DEVELOPMENT

- **Credits & Reimbursements**
- **Bond Exoneration**
- **Expert Witness & Litigation Support**
- **HOA/Community Association Services**

HOA / COMMUNITY ASSOCIATION CONSULTING



Murow Development Consultants provide services to homeowners' associations/master planned communities, developers, municipalities and special districts.

Bid Administration - Technical Specification Development

- Services include: property/community management of HOAs, landscaping, etc.
- Community enhancements and rehabilitations include: streets, walls, slope stabilization, pools, recreation, facilities, lakes, waterways, water basins, storm drains, etc.
- Further complemented with utilization of in-house drone GPS mapping capabilities.

Project Management | Supervision of Community Projects

- Projects include: Street rehabilitation and concrete improvements, slope stabilization, trail systems, landscaping, storm drains, water quality components, major reconstruction of common area amenities (playgrounds, restrooms, aquatic facilities, clubhouses), major building components (balconies), etc.
- Ensures the community project is completed per bid specs and within budget.

Routine Inspection Services

- Includes: storm drains, water quality basins, filtration systems, streets

Reserve Studies

Architectural Submittal Review

Developer HOA Support Includes:

- DRE budget preparation, amenity, and staff consultation
- Pre-management services consultation for CC&R's, rules and regulations
- Conduct research, bid for management company services, insurance, and other pre-management services
- Serve in capacity of a Board Declarant
 - Conduct turnover walks and manage punch list to acceptance | completion
 - Manuals for common area maintenance
 - Phase turnover walk, including:
 - Common area tracking of utilities
 - Meters and recordation processes



Murow DC's enhanced services free up valuable personnel resources and time while limiting potential cost overruns and liability exposure.

HOA / COMMUNITY ASSOCIATION CONSULTING TEAM:
Wendy Bucknum, *Director of HOA/Community Association Consulting*

CLIENT TESTIMONIALS

Hear what our clients have to say about their experiences with Murow DC services!



“ I’m a 20 year homeowner and resident in Dove Canyon. I like to keep up with what the Association is doing in and around the neighborhood.

I know that the MurowDC team has provided expert guidance for several of our drainage and street improvement projects. They developed comprehensive bid packages which lead to contracts with qualified, reputable contractors and they got the job done.

Murow DC provided outstanding project oversight. They managed all aspects of these projects from community relations to the finished project and closeout with the associated agencies and boards.

I think Dove Canyon’s been very well served by our relationship with Murow DC.xcellence in construction management.

Jim Leach
*Community Leader &
Resident Dove Canyon,
Rancho Santa Margarita, CA*

“ Murow's HOA/CA Division headed by Wendy Bucknum brings almost 30 years of expertise in community association management. Wendy is the consummate HOA professional. She has the full breadth of experience and knowledge of community needs from inception/due diligence, amenities, staff resource planning, DRE Budget preparation, Board service, and phased turnovers through buildout.

Mike Balsamo
Rancho Mission Viejo

“ I have worked with Murow Development Consultants on several communities and their oversight of projects using a detailed approach has been invaluable to the Community Associations they serve. They truly understand the importance of balancing the needs of the association, the vendors and developers.

Deborah Serrano
*Professional Community Management,
An Associa Company*