



ALFRED LOGAN, GENERAL MANAGER

Reserve Plans for 2020

The Spring Valley Lake association is required by HOA Law to create a reserve study that will be reviewed annually in order to maintain and replace important items within our community.

Part of a reserve study is an estimation of the total annual contribution that SVLA deposits into the reserve account. These funds are solely used to “defray the cost to repair, replace, restore, or maintain” the major components for which the association is responsible, and which have a remaining useful life of less than thirty (30) years.”, according to findhoalaw.com.

Our management team has approved a list of items and projects that will be completed during our fiscal year that started Nov. 1st, 2019 and will end on Oct. 31st, 2020. There are five civil codes from the Davis-Stirling Act that must be included in any reserve study.

1. “The reserve study must identify the “major components that the association is obligated to repair, replace, restore, or maintain that, as of the date of the study, have a remaining useful life of less than thirty [30] years,” according to

civil code section 5550b.

The list of reserve items and projects that are schedule for 2020:

- Association Office Remodel
- Community Center
 - ▶ Interior lighting
 - ▶ Restrooms refurbish
 - ▶ Furniture replacement– Board room
- Equestrian Center
 - ▶ AC unit
 - ▶ Bridges – replace or refurbish
- Lake & Marina
 - ▶ Outflow monitor device replacement
 - ▶ Review or replace well pumps 3, 5, and 14
- Parks
 - ▶ Equestrian – Playfair Park – Play equipment and bark
 - ▶ Pole lights partial replacement
 - ▶ Metal door replacement (Meadowlark Park – Old pump house)
 - ▶ Metal roof replacement (Meadowlark Park – Old pump house)
 - ▶ Basketball courts resurface
 - Beach area basketball courts
 - Meadowlark Park basketball courts
 - Longs Acre Park basketball courts
 - ▶ Bocce Ball courts are up for resurface. However, this is un-

decided and will be placed on a future board meeting agenda for a final decision to be made.

- Vehicles and Equipment
 - ▶ Public Safety golf cart replacement
 - ▶ Two lake patrol Jet skis replacement
 - ▶ Maintenance truck replacement
 - ▶ Maintenance boat replacement
 - ▶ Maintenance mower replacement

2. “The reserve study must identify the “probable remaining useful” of the major components identified in item #1 (above) as of the date of the study,” according to civil code section 5550b.

For SVLA, all items that are up for replacement or refurbishment are inspected by either an SVLA employee, or a consultant if the employee is not qualified to inspect a specific item.

3. “The reserve study must include an “estimate of the cost of repair, replacement, restoration, or maintenance” of the components identified in item #1 (above),” according to civil code section 5550b. All bids and dates on each item on the 2020 schedule have not been determined yet. A few items will be presented to the Board of Directors each month where a final decision will be made.

4. “The reserve study must include an “estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain” the components identified in item #1 (above) “during and at the end of their useful life, after subtracting total reserve funds as of the date of the study,” according to civil code section 5550b.

5. “The reserve study must also include a “reserve funding plan that indicates how the association plans to fund the contribution” identified in item #4 (above) to meet the association’s obligation for the repair and replacement of all major components with an expected remaining life of 30 years or less, not including those components that the board has determined will not be replaced or repaired,” according to civil code section 5550b.

Any questions about our reserve study and contributions can be found on our website. To find our full reserve study, please visit SVLA.com, click “I Want To” and hit the financials button for more detailed information.

Thank you for your patience while decisions are being made. Our goal is to send out a follow up with more information regarding all project budgets and dates, once they are finalized. 

