

Villa Via Joaquin Community Association			
Maintenance Matrix			
Components	Maintenance	Repair	Replace
Common Grounds and Buildings			
Landscaping	HOA	HOA	HOA
Irrigation System	HOA	HOA	HOA
Paving	HOA	HOA	HOA
Spa	HOA	HOA	HOA
Fountain	HOA	HOA	HOA
Walls and Fences	HOA	HOA	HOA
Gates to Complex	HOA	HOA	HOA
Sewer lines from unit to street	HOA	HOA	HOA
Garage	HOA	HOA	HOA
Sidewalks	HOA	HOA	HOA
Common Grounds Lighting	HOA	HOA	HOA
Mail Boxes	HOA	HOA	HOA
Courtyard Planters	HOA	HOA	HOA
Planter Drainage	HOA	HOA	HOA
Residential Buildings			
Exterior Siding and Trim	HOA	HOA	HOA
Roofing	HOA	HOA	HOA
Wood Framing Structural	HOA	HOA	HOA
Foundation	HOA	HOA	HOA
Sub-Floor Area Drainage	HOA	HOA	HOA
Gutters and Downspouts	HOA	HOA	HOA
Wood Entry Doors (Outside)	HOA	HOA	HOA
Door Hardware	Owner	Owner	Owner
Meter Doors	HOA	HOA	HOA
Meter Door Hardware	HOA	HOA	HOA
Garage Doors	HOA	HOA	HOA
Garage door Hardware	HOA	HOA	HOA
Garage Door Opener	HOA	HOA	HOA
Garage Door Remote Controls	Owner	Owner	Owner
Decking	HOA	HOA	HOA
Owner Constructed Decking	Owner	Owner	Owner
Owner Constructed Wind Screen	Owner	Owner	Owner
Deck Framing (except Owner Built)	HOA	HOA	HOA
Arbors and Trellises	HOA	HOA	HOA
Windows and Sliding Glass Doors	Owner	Owner	Owner
Window Operation	Owner	Owner	Owner
Window Cleaning	HOA		
Window Screens	Owner	Owner	Owner
Patios (Structural)	HOA	HOA	HOA
Patio Landscaping	Owner	Owner	Owner
Patio Drainage	HOA	HOA	HOA

Skylights	HOA	HOA	HOA
Chimneys (Structural)	HOA	HOA	HOA
Chimney Cleaning	Owner	Owner	Owner
Plumbing			
Piping inside Unit Walls	Owner	Owner	Owner
Fixtures	Owner	Owner	Owner
Sewer Lines inside Units	Owner	Owner	Owner
Hot Water Heater	Owner	Owner	Owner
Electrical			
Electrical Line from Main to Sub Panel	HOA	HOA	HOA
Electrical Line from Subpanel to Outlets	Owner	Owner	Owner
Exterior Lighting Powered by Unit	Owner	Owner	Owner
Interior Lighting Fixtures	Owner	Owner	Owner
Miscellaneous			
Fire Alarm System	HOA	HOA	HOA
Smoke Detectors Battery Operated	Owner	Owner	Owner
Phone and Cable Lines to Unit	HOA	HOA	HOA
Phone and Cable Lines inside Unit	Owner	Owner	Owner
Unit Improvements	Owner	Owner	Owner
Gas Lines to Unit	HOA	HOA	HOA
Dryer Vents	Owner	Owner	Owner