

7530 CORBIN AVENUE #1, RESEDA, CALIFORNIA

**Sotheby's**  
INTERNATIONAL REALTY

## HOA INFO SHEET

### HOA MANAGEMENT NAME & CONTACT

Ross Morgan Company  
Alec Schechter, Community Manager | [alec@rossmorganco.com](mailto:alec@rossmorganco.com) | 818.907.6622, ext. 247

### ASSOCIATION NAME

Birchwood Townhomes

### HOA FEE/MONTHLY

\$414

### WHAT DOES THE HOA INCLUDE

Repairs & Maintenance  
Electrical Repairs  
Fire Equipment  
Gardening  
Common Area Maintenance  
Pest Control  
Plumbing Repairs  
Pool Service Fee  
Termite Control  
Tree Trimming

### ANY SPECIAL ASSESSMENTS

No

### RESERVES

\$416,340

### UPGRADES

New washer and dryer, refrigerator - 2020  
New retrofit windows - 2021  
New door from patio to garage - 2021  
New exterior door to water heater enclosure - 2021  
New Dishwasher 2025

### PARKING

2 spaces side by side in detached garage

### RENTAL RESTRICTIONS

No

### PETS RESTRICTIONS

No

### EARTHQUAKE INSURANCE

No

**FIREPLACE SOLD "AS IS" and decorative only**

**BELLE TSAI** [BELLEJ TSAI@GMAIL.COM](mailto:BELLEJ TSAI@GMAIL.COM) | 310.738.7118 | [WWW.WESTLA-REAL ESTATE.COM](http://WWW.WESTLA-REAL ESTATE.COM) | DRE 01841341

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