

**MONTANA DEL LAGO MAINTENANCE CORPORATION**  
A California Nonprofit Mutual Benefit Corporation

**NOTICE OF EMERGENCY SPECIAL ASSESSMENT AND DUE DATE FOR  
PAYMENT**

(Civil Code Section 5615(b),(c))

November <sup>25</sup>26, 2025

Emergency Special Assessment:

An Emergency Special Assessment ("**Emergency Special Assessment**") in the total amount of **\$113,534.40** was approved by the Board of Directors at the Association's General Session Board Meeting ("**Meeting**") duly held on November 26, 2025, and has been levied against the Owners of each Unit. (Enclosed as Attachment No. 1 is a copy of the Resolution containing the Board's findings regarding the Emergency Special Assessment.) The Emergency Special Assessment is due and payable on **January 15, 2026**. As detailed in the enclosed Resolution, this Emergency Special Assessment was necessitated by the significant increase in the Association's insurance premium that could not have been reasonably foreseen when preparing the budget and without coverage there is a threat to personal health or safety and can cause other hazardous conditions or circumstances on the property. Since the increased insurance premium has caused there to be a budget shortfall in excess of \$153,134.23, the imposition of an Emergency Special Assessment is an unfortunate but necessary step to ensure the financial stability of the Association and to maintain insurance coverage for the protection of the community.

Payment, Payment Plan and Delinquency:

Owners are required to pay the Emergency Special Assessment by either:

- (1) Making a single lump payment on or before **January 15, 2026**; or
- (2) Entering into a payment plan with **eight (8) equal monthly installment payments of \$114.45 per month**, with the first installment to be paid on **January 15, 2026**, and subsequent installments due on the 1<sup>st</sup> of each month with the final payment due on August 1, 2026.

If you are enrolled in ACH with The Management Trust, please note that the special assessment will be automatically drafted in monthly installments as noted above through August 2026. If you prefer to make the payment in full, please contact Management to make the necessary arrangements. If your ACH payments are set up through the homeowner portal or another system, please ensure that you update your payment settings effective January 1, 2026, for payment to be received by January 15, 2026 to avoid any outstanding balances or late fees.

If payment of the Emergency Special Assessment is not made as required, it will be considered delinquent. If payment of any of the installments is not timely paid as required by the payment plan, the entire remaining unpaid amount of the Emergency Special Assessment will be immediately due and payable.

If the Owner(s) of any Unit sells or refinances his/her/their unit, the entire balance of the Emergency Special Assessment is immediately due and payable in full before the close of escrow. No balance may carry over to a new Owner.

Address for Payment: Please make payments to:  
Montana Del Lago Maintenance Corporation  
c/o The Management Trust  
4160 Temescal Canyon Road, Suite 301, Corona, CA  
92883

\*\*\*Please include your account number, as listed on your monthly statement, on the check.

Delinquent Assessments: Delinquent assessments will be subject to the Association's Delinquent Assessment Collection Policy and will incur a late charge of ten percent (10%) of the delinquent assessment or \$10.00, whichever is greater, together with interest at 12% of the unpaid assessment if not paid within thirty (30) days after the due date, as well as interest and costs of collection. Unpaid assessments are delinquent fifteen (15) days after they are due. The Association will follow its collection policy in collecting the Emergency Special Assessment.

Should you have any questions, please contact the Association's manager, Amethyst Schy, CCAM, at [Amethyst.Schy@managementtrust.com](mailto:Amethyst.Schy@managementtrust.com) or (714) 285-2626 x1229.

Thank you for your cooperation in timely paying the Emergency Special Assessment, and for your understanding as the Association works to ensure the well-being and financial security of our community.

Sincerely,

The Board of Directors  
Montana Del Lago Maintenance Corporation

**MONTANA DEL LAGO MAINTENANCE CORPORATION**

A California Nonprofit Mutual Benefit Corporation

**RESOLUTION RE: EMERGENCY SPECIAL ASSESSMENT FOR PAYMENT OF  
INSURANCE PREMIUMS**

(Civil Code Section 5610(b), (c))

WHEREAS, recently, Montana Del Lago Maintenance Corporation ("Association") learned that due to the frequency of the Association's past claims, Farmers Insurance would not renew the Association's policy.

WHEREAS, the Association found when seeking replacement coverage that the insurance premium expense for the Association's property (fire and casualty) replacement coverage would increase significantly, approximately double the prior year's expense.

WHEREAS, the total cost of the Association's 2025-2026 insurance premiums is \$261,134.23.

WHEREAS, the Association's 2025 budget allocated the total sum of \$108,000.00 for all insurance premiums resulting in a budget shortfall of at least \$153,134.23.

WHEREAS, when the 2025 budget was adopted, the Association could not foresee the huge increase in its insurance premiums for the 2025-2026 renewal period.

WHEREAS, Civil Code Section 5610(b),(c) allows the Board of Directors to levy special assessments without a member vote for extraordinary expenses to operate, repair or maintain the common interest development, or any part of it, for which the Association is responsible that could not have been reasonably foreseen when preparing and distributing the pro forma operating budget, and where a threat to personal health or safety or other hazardous condition or circumstances is discovered.

WHEREAS, property insurance coverage for fire and other perils is essential to the Association's ability to repair and maintain the common area components of the development in the event of a fire or other casualty loss.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Board of Directors of the Association makes the following determinations: that the raising of funds necessary to pay for the insurance premium increase falls within the emergency exception of Civil Code Section 5610(b),(c) in that the huge increase in insurance premiums could not be reasonably foreseen when the 2025 budget was prepared, and the lack of coverage is a threat to personal health or safety or can cause other hazardous condition or circumstances on the property.

2. The Board of Directors hereby does levy a special assessment against all owners to pay for the increased insurance premiums in the amount of \$915.60 per unit for each of the 124 units. The emergency special assessment is due and payable on January 15, 2026. The emergency special assessment must be paid within 15 days of the due date by each unit's owner, or be paid in 8 equal monthly installments of \$114.45 per Unit, with the first installment due on January 15, 2026, and subsequent installments due on the first day of each month thereafter. If payment of the emergency special assessment is not made as required, it will be considered delinquent.
  
3. Management is directed to give each member at least 30, but not no more than 60, days' prior written notice, by first-class mail, of the emergency special assessment and its due date. (Civ. Code §5615.) Further, management is directed to distribute a copy of this Resolution to each owner with the notice of the emergency special assessment. [Civ. Code §5610(c).]

#### CERTIFICATE OF SECRETARY

The undersigned, the duly appointed Secretary of Montana Del Lago Maintenance Corporation, hereby certifies that the above Resolution was duly adopted by the Board of Directors at a duly noticed and agendized open meeting of the Board of Directors held on November ~~26~~<sup>25</sup>, 2025.

Dated: November ~~26~~<sup>25</sup>, 2025

  
Secretary, Montana Del Lago Maintenance Corporation