

Playa Vista Buyer's Guide



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Playa Vista Buyer's Guide

If you are just getting to know Playa Vista or if you have been here since day one, we put this guide together to be a resource for the community.

Inside you will find answers to frequently asked questions about:

- Community Enhancement Fee
- Mello Roos
- Phase I and Phase II Buildings
- HOAs - Playa Vista and Building



Community Enhancement Fee

What is it ?

When a home is sold in Playa Vista 0.75% of the purchase price is paid to Playa Vista Community Services (PVCS).

What is it for?

These funds are used for the common good of Playa Vista. The summer shuttles, concerts in the park, outdoor movie nights and seasonal events are a few examples. Plus, a portion is also used for the conservation and protection of the Ballona Wetlands.

Who Pays?

Depending on the current market conditions in Playa Vista either the seller, buyer or a combination of the two will pay this fee. As the market changes so should your strategy for negotiating the community enhancement fee.

Mello Roos

What is Mello Roos?

Along with your Los Angeles County property tax (approximately 1.2%), Playa Vista homeowners also pay a Mello Roos tax. In order to develop our community the City and the developers, with 2/3rds approval of voters, issued bonds under the Mello Roos act of 1982. This bond issuance paid for our infrastructure such as sewers, parks, traffic improvements, utilities and a fire station.

How much is it?

How long will it last?

Mello-Roos bonds are paid for as a special tax on your property until the bonds that were initially purchased are paid off. ***Bonds are scheduled to be paid off in the year 2031.**

The annual tax is derived from a somewhat complicated calculation but the following chart will give you an idea of what you will pay according to the square footage of your home. The exact amount can vary slightly as the tax can increase by up to 2% per year.

Phase II homes *No Mello Roos*

The cost of developing this part of the community's infrastructure was paid off by the builders and the expense is reflected in the selling price of the new homes.

Mello Roos FY 2022-2023

Property Size (SqFt.)	Special Tax per unit
>3,800	\$9,101.51
>3,500-3,800	\$8,740.73
>3,000-3,500	\$7,824.12
>2,800-3,000	\$7,591.77
>2,550-2,800	\$5,122.30
>2,300-2,550	\$4,610.55
>2,150-2,300	\$4,096.85
>1,850-2,150	\$3,866.47
>1,650-1,850	\$3,074.35
>1,450-1,650	\$2,780.24
>1,200-1,450	\$2,558.69
>1,000-1,200	\$1,922.46
>825-1,000	\$1,675.41
>725-825	\$1,543.05
≤ 725	\$1,413.65

The Homes in Playa Vista

Phase I

Detached Homes

- Capri Court
- Cielo
- Encore
- Icon
- Matisse
- Mondrian
- Park Houses



Phase II

Within Playa Vista, there are two phases that were constructed. The initial phase began construction in 2001.

Due to the economic downturn and various delays as a result of environmental studies, the second phase began construction over a decade later in 2012.

Condominiums

- Avalon
- Bridgeway Mills
- Carabela
- Catalina
- Chatelaine
- Concerto Lofts
- Coronado
- Crescent Walk
- The Dorian
- Esplanade
- Paraiso
- Primera Terra
- Promenade
- Seabluff
- Serenade
- Tapestry
- Tempo
- The Lofts
- The Metro
- Villa d'Este
- Waterstone
- Villa Savona

Jefferson Boulevard



Detached Homes

- Asher
- The Collection
- Everly
- Jewel
- Marlowe
- Trevian
- Woodson

Condominiums

- Camden
- Cleo
- Hayden
- Mason
- Skylar

HOAs

Playa Vista and Building

Playa Vista

Parks and Landscape (PVPAL) HOA

The PVPAL HOA, also known as the master HOA, is paid by all homeowners in Playa Vista Phase I and Phase II.

The PVPAL HOA includes:

- Basic cable with two (2) boxes
- High-speed Internet - 1 Gigabit Internet 1000/1000
- Alarm service
- Gym access at both the CenterPointe Club and The Resort
- Pool access at both the CenterPointe Club and The Resort
- The use of all parks, fields and courts
- 24-hour community security personnel
- Free beach shuttle*



HOAs

Playa Vista and Building

Individual Building and Detached Home HOAs

Each building's HOA is different and the prices vary. The variance in price depends on the amenities offered by the building and the number of units in which to divide the cost. Some of the higher priced HOAs are the result of more elevators, less units in the building, a pool or even a concierge.

Here's what's typically included:

- Landscaping in and around the building
- Trash and recycling removal
- Water
- Reserves for maintenance of the common areas
- Management Company Fees
- Fire and Liability Insurance for common areas
- All expenses related to operating entry systems, elevators, lighting and security monitoring





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