

More Good News for Homeowner Savings!

We are thrilled to share an exciting update that will save you money during the home sale process. As part of our ongoing efforts to enhance value for our community, the Saddleback Board has reviewed the escrow process and identified opportunities to reduce costs.

In the past, our financial management company handled the escrow process, which included ordering neighborhood-related documents required for property sales. These documents, mandated by the Davis-Stirling Common Interest Development Act, include sensitive information such as HOA financials, meeting minutes, and other critical records. Providing these documents involves significant liability and risk for the Association, as inaccuracies or mishandling could expose the HOA to legal or financial consequences. For this reason, specialized services are used to ensure compliance and protect both the Association and homeowners.

The fees associated with ordering these documents were previously an additional charge to homeowners at the point of sale, separate from regular HOA dues. These fees reflected the liability, risk, and administrative effort required to compile and deliver accurate information about the Association and the property.

The Great News: We are pleased to announce that Saddleback can now utilize HomeWiseDocs, a leading provider of HOA document services. Through this partnership, we have successfully reduced the costs associated with ordering these documents. The savings will directly benefit homeowners selling their properties, making the process more affordable.

This cost reduction is a testament to our commitment to improving financial efficiency while maintaining the high standards of service and compliance required by the Davis-Stirling Act. We believe this change will make a meaningful difference for our homeowners.

	Prior Management	HomeWiseDocs	Savings
Escrow Document Package (Paid by Buyer /Seller)	\$460	\$400	\$60
Title Transfer Fee (Paid by Buyer /Seller)	\$250	\$200	\$50
Escrow Rush/Expedite (Paid by Buyer /Seller)	\$160	\$160	

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(This text is from the June 21, 2025 email sent out from the Saddleback HOA Board of Directors)