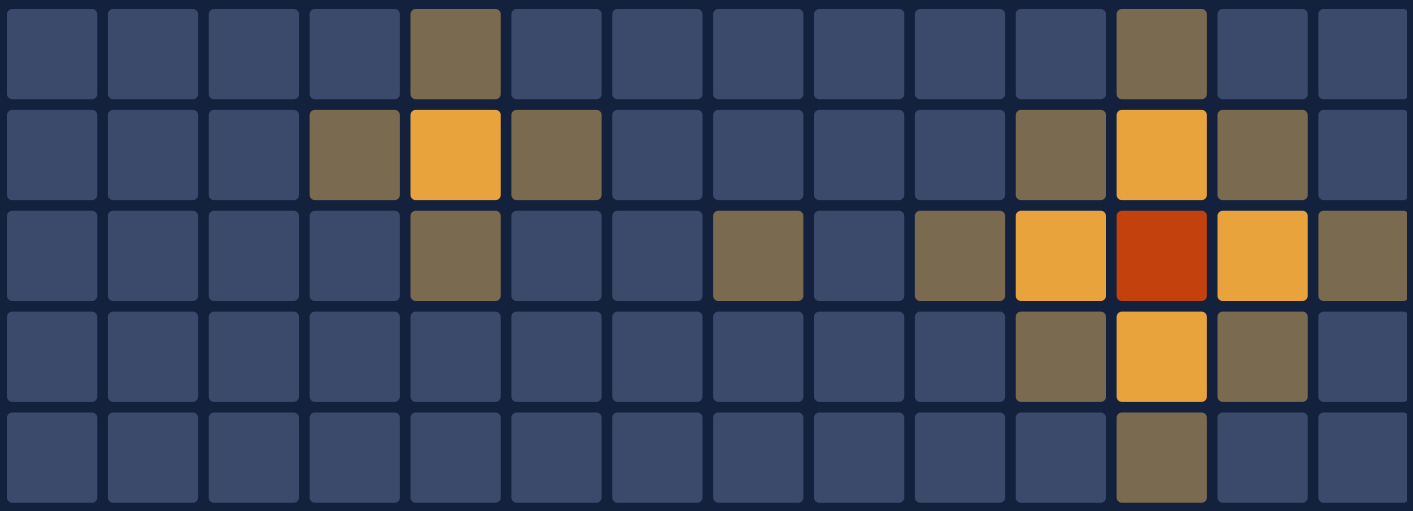


HOA DEFENSIBLE-SPACE SEASON PASS · COMMUNITY READINESS REPORT

HOA Community Readiness Report

Example Hills HOA · 42 homes plus common areas · Los Angeles County, California (fictional)

Spring flight
March 9, 2027 (sample)

Recheck flight
May 11, 2027 (sample)

Prepared for
[HOA board of directors]

Report
TAI-HOA-SAMPLE-01

Tessera
ASSET INTELLIGENCE

SAMPLE · FICTIONAL SITE · ILLUSTRATIVE DATA

Report TAI-HOA-SAMPLE-01
CCV Ventures II LLC, a Wyoming limited liability company, doing business as Tessera Asset Intelligence

1 · SUMMARY FOR THE BOARD

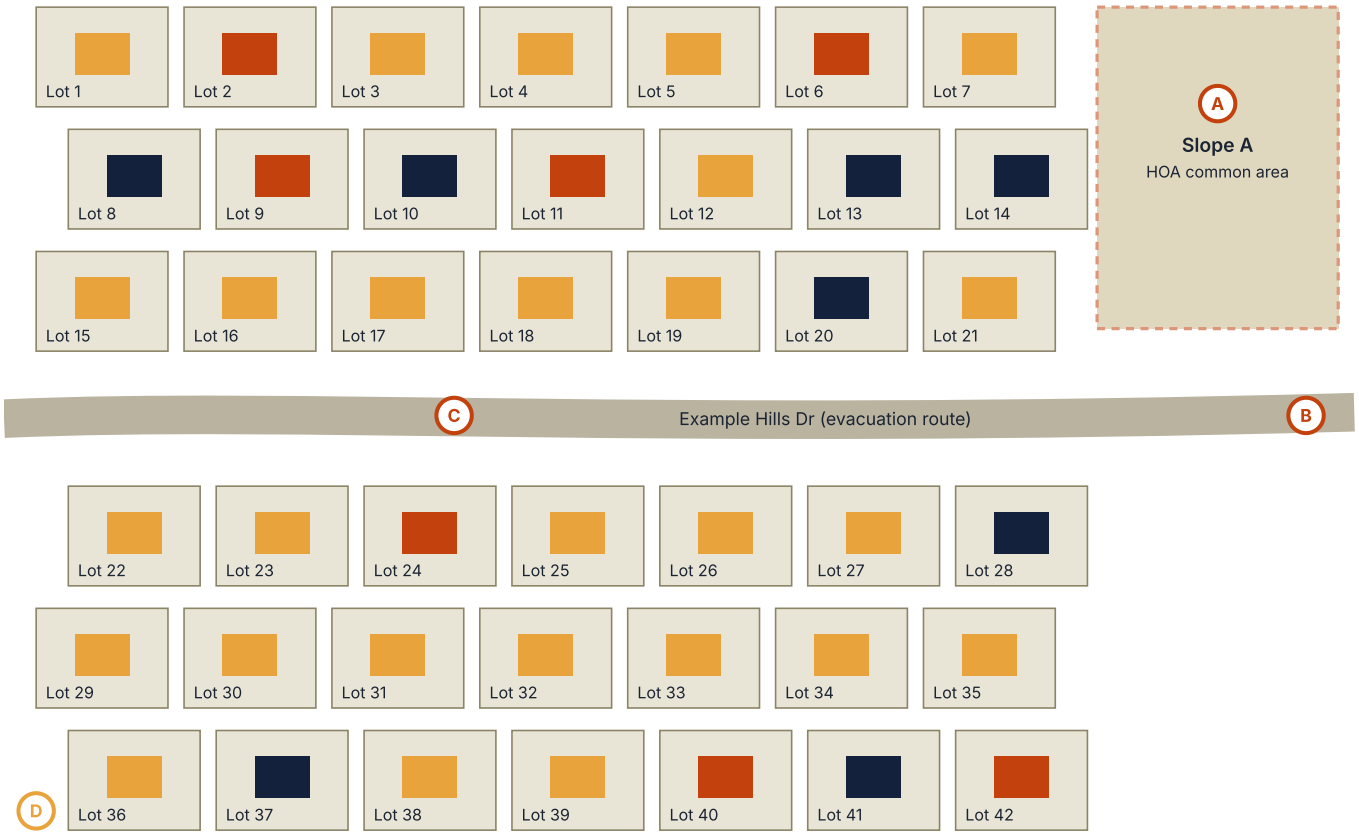
8 of 42 homes are ready now; most fixes are cheap and in the first 5 feet

8 of 42
homes ready for inspection today

19
homes with at least one Zone 0 fix (the first 5 ft)

56
fixes across all homes, each on that home's parcel report

4
common-area items for the HOA to schedule



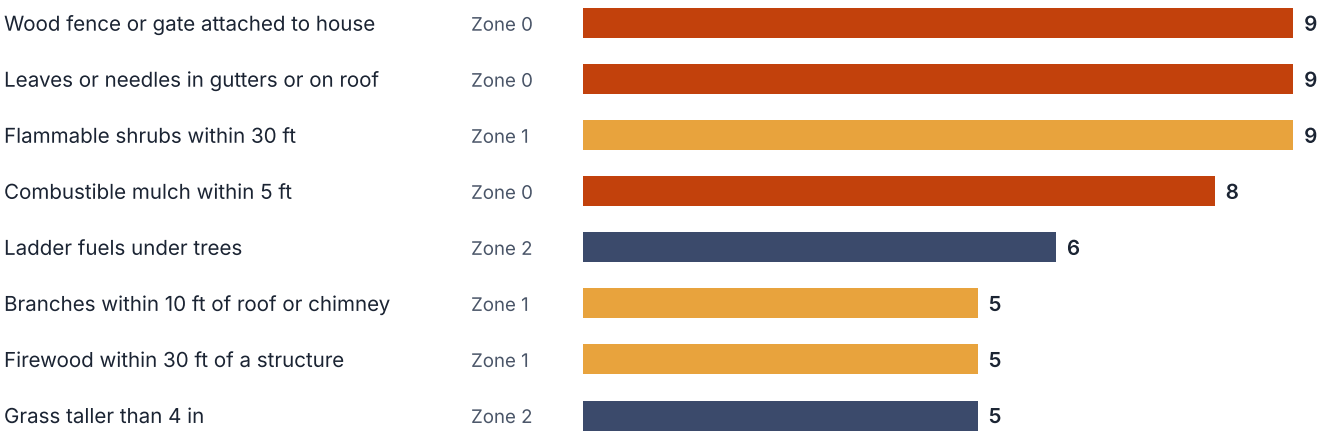
Ready (8) Minor fixes (27) Needs work (7) · Letters mark common-area items (Section 3).

Every home received its own parcel report with a numbered fix list. LA County Fire inspections begin around June 1, so the recheck flight on May 11 gives owners time to finish and the board a completion record.

2 · WHAT THE NEIGHBORHOOD NEEDS

The same few fixes come up again and again

Number of homes with each item. Zone 0 items (red) matter most: embers that land within 5 feet of a house start most home ignitions.



Where a group effort saves money

- **Mulch swap day:** 8 homes have combustible mulch near the house. One bulk gravel order and a shared work day costs far less than each owner hiring separately.
- **Fence-end retrofits:** one contractor quote for metal gate sections at the house end of wood fences, at a group rate.
- **Chipper day:** book a chipper for trimmed branches, juniper and ladder fuels; many fire safe councils run free or low-cost chipper programs.
- **Gutter cleaning:** a single vendor for all homes before May 1.

Vent screening (1/8-inch metal mesh) can't be judged from the air; it is marked "check on ground" on every parcel report.

3 · COMMON AREAS

Four items on HOA land

Common areas are the board's responsibility and often sit right against homes. Letters match the map in Section 1.

Map	Area	What we saw	Action	By	Priority
A	Slope A, HOA open space (about 2.1 acres)	Dry annual grass 8 to 14 in; dead brush along the top edge next to Lots 7, 14 and 21	Mow to 4 in; clear dead brush within 100 ft of homes	Before May 1	High
B	Entrance eucalyptus row	Bark and leaf litter 4 to 6 in deep; low limbs over the road	Clear litter; limb trees up 6 ft; keep 13.5 ft clear over the road	Before June 1	High
C	Example Hills Dr shoulders (evacuation route)	Brush within 10 ft of the road edge for about 600 ft	Clear roadside brush 10 ft each side	Before June 1	Elevated
D	Cul-de-sac turnaround at Ridgeview Ct	Clear; fire engine turnaround unobstructed	No action; keep parked cars out	—	Watch

Season plan

When	Step
March 9	Spring mapping flight, with resident notice sent February 23
March 16	Parcel reports emailed to each owner; this board report delivered
March to April	Group work days and common-area contracts
May 11	Recheck flight; parcel reports updated with completed fixes
May 18	Completion report to the board for records and Firewise USA renewal
From about June 1	LA County Fire annual inspections

4 · HOME-BY-HOME STATUS

Readiness by home

Fix counts by zone for each home. Owners see only their own parcel report; the board sees this summary by lot number.

Lot	Status	Zone 0	Zone 1	Zone 2	Fixes
1	Minor fixes	0	1	0	**1**
2	Needs work	1	2	0	**3**
3	Minor fixes	0	1	0	**1**
4	Minor fixes	0	0	1	**1**
5	Minor fixes	0	0	1	**1**
6	Needs work	2	2	0	**4**
7	Minor fixes	0	0	1	**1**
8	Ready	0	0	0	**0**
9	Needs work	2	1	0	**3**
10	Ready	0	0	0	**0**
11	Needs work	2	0	1	**3**
12	Minor fixes	1	0	0	**1**
13	Ready	0	0	0	**0**
14	Ready	0	0	0	**0**
15	Minor fixes	1	0	1	**2**
16	Minor fixes	0	0	1	**1**
17	Minor fixes	1	0	1	**2**
18	Minor fixes	1	0	0	**1**
19	Minor fixes	1	0	0	**1**
20	Ready	0	0	0	**0**
21	Minor fixes	0	0	1	**1**

Lot	Status	Zone 0	Zone 1	Zone 2	Fixes
22	Minor fixes	1	1	0	**2**
23	Minor fixes	0	0	1	**1**
24	Needs work	2	1	0	**3**
25	Minor fixes	1	0	0	**1**
26	Minor fixes	2	0	0	**2**
27	Minor fixes	0	1	0	**1**
28	Ready	0	0	0	**0**
29	Minor fixes	0	0	1	**1**
30	Minor fixes	1	0	0	**1**
31	Minor fixes	1	0	0	**1**
32	Minor fixes	0	1	0	**1**
33	Minor fixes	0	0	1	**1**
34	Minor fixes	0	2	0	**2**
35	Minor fixes	0	2	0	**2**
36	Minor fixes	2	0	0	**2**
37	Ready	0	0	0	**0**
38	Minor fixes	0	1	0	**1**
39	Minor fixes	1	0	0	**1**
40	Needs work	2	1	0	**3**
41	Ready	0	0	0	**0**
42	Needs work	1	2	0	**3**

5 · METHOD, PRIVACY AND LIMITS

How this report was made

- One mapping flight over the whole community with written HOA consent and notice to every resident two weeks ahead. Routes avoided sustained flight over people; no people were imaged.
- Orthomosaic about 0.8 in (2 cm) per pixel plus oblique photos of each home.
- Zones drawn at 5, 30 and 100 ft from each structure, clipped to parcel lines; overlaps with neighbors and common areas noted on each parcel report.
- Checklist based on CAL FIRE defensible-space guidance and the Zone 0 rules adopted by the State Board of Forestry on Aug 19, 2026; Zone 0 effective dates are still being finalized, and local rules may be stricter.
- Each home's findings reviewed by a Tessera analyst; items not visible from the air are marked "check on ground".

Firewise USA: the board summary, completion report and work-day records support the community's annual Firewise USA renewal and its periodic wildfire risk assessment update. Under California's Safer from Wildfires rules, insurers that price for wildfire must offer discounts for qualifying measures, including a Firewise USA community; amounts vary by insurer.

This is readiness documentation, not an official inspection. Only the local fire agency can inspect and certify defensible-space compliance. Parcel reports go only to each owner and to the HOA as the owner's agreement allows.

Prepared by

Analyst	[Name], Tessera Asset Intelligence
Remote pilot in command	[Name], FAA Part 107 certificate [number]

This sample uses a fictional community and illustrative findings.