



**14950 West Mountain View Blvd.**

**Office: 623-214-5532 Fax: 623-214-8832**

The Grand® is an active lifestyle community for adults 45 and over. La Solana is a condominium neighborhood within The Grand®. La Solana homeowners enjoy all the amenities of The Grand®. In addition, La Solana has a clubhouse with a lending library, theater, and resource room with computers; a heated saltwater pool with bench-entry, hot tub; barbecue grills; and Beauty/Barber Salon. Each resident building has two elevators. Each owner is assigned a reserved covered carport. Covered golf cart parking spaces are available. Pet friendly.

**2026 Monthly Homeowner Assessments:**

<b>Tier 1</b>	<b>Vista &amp; Libra</b>	<b>\$228.74</b>
<b>Tier 2</b>	<b>Ventana</b>	<b>\$361.41</b>
<b>Tier 3</b>	<b>Mirada &amp; Avistar</b>	<b>\$401.67</b>
<b>Tier 4</b>	<b>Grande</b>	<b>\$454.74</b>

Monthly assessments are billed directly to owners by City Property Management. The above condo fees include the water bill. APS charges electricity usage directly to homeowners.

**Annual Assessment**

La Solana homeowners are full members of The Grand®. Each unit is billed annually on July 1<sup>st</sup> for a Grand Community Association assessment fee (\$1761.00 for July 2026-July 2027). This assessment fee is prorated for new homeowners on the date of closing.

**2026 Closing Fees**

<u>Description</u>	<u>Amount</u>	<u>Paid To</u>	<u>Paid By</u>
<b>Management Co. Resale Fees</b>			
<b>Non-Declarant Disclosure Fee/ New Owner Set Up Fee</b>	\$400	La Solana	Buyer or Seller (depends on contract)
<b>Transfer Fee</b>	\$100 Buyer \$130 Seller	The Grand Community Association	Both
<b>Association Resale Fee</b>	Reserve Contribution Equal to 2 months Homeowner Assessments	La Solana	Buyer
<b>The Grand® C.A.R.E. Fee</b>	\$5000	The Grand Community Association	Buyer

All the above fees are subject to change and can be verified by City Property Management at <https://fees.cityproperty.com/> and/or The Grand® Community Association.