

Moreno Valley 20-Mile HOA Investment Guide

Research snapshot focused on single-story long-term rental screening. Public HOA information changes; obtain current governing documents before making an offer.

Top Rental Due-Diligence Warning

Moreno Valley Ranch has a publicly posted amendment stating a new owner must occupy the lot for the first 12 months after transfer, and leases generally must be at least 12 months. Other associations marked 'Not publicly verified' must be checked directly before relying on rental use.

Directory

#	HOA / Community	City	Type	Homes	Built	Rental status	Dues	Finance / SA risk
1	Sunnymead Ranch	Moreno Valley	Single Family / Planned Community	2677	1986	Not publicly verified - obtain current CC&Rs;		Average / Low
2	Moreno Valley Ranch	Moreno Valley	Master Planned / Single Family + sub-associations	3800		Allowed with significant restrictions		
3	Moreno Valley Ranch - West Village	Moreno Valley	Sub-association / Residential			Confirm master + sub-association rules		
4	Crestmont	Moreno Valley	Residential HOA	194	1989	Not publicly verified - obtain current CC&Rs;		Average / Low
5	Lakeview Sunnymead	Moreno Valley	Attached / residential community	104	1986	Not publicly verified - obtain current CC&Rs;		Average / Medium
6	Aspen Hills	Moreno Valley	Townhomes	57	2022	Not publicly verified - obtain current CC&Rs;		Average / Extremely Low
7	Box Springs	Moreno Valley	Residential maintenance association	84		Not publicly verified - obtain current CC&Rs;		Average
8	Via Verde	Moreno Valley	Residential HOA	165	2004	Not publicly verified - obtain current CC&Rs;		Average / Low
9	Iris Park	Moreno Valley	Newer residential community	81	2025	Not publicly verified - obtain current CC&Rs;		Average / Extremely Low
10	Estrella	Moreno Valley	Gated Single Family	66	2025	Not publicly verified - obtain current CC&Rs;		
11	Stella Pointe / Bella Sera	Moreno Valley	Residential HOA			Not publicly verified - obtain current CC&Rs;		
12	Olivewood Village	Moreno Valley	Residential HOA			Not publicly verified - obtain current CC&Rs;		
13	Palacio De Oro South	Moreno Valley	Residential HOA			Not publicly verified - obtain current CC&Rs;		
14	MMVR	Moreno Valley	Residential HOA			Not publicly verified - obtain current CC&Rs;		
15	Hyde Park	Moreno Valley	Detached / townhome-style residential			Not publicly verified - obtain current CC&Rs;		
16	Mission Ranch	Riverside	Single Family / Master Association	893	2005	Not publicly verified - obtain current CC&Rs;	\$30/mo	Average / Low
17	Orangecrest Country	Riverside	Master / Single Family residential			Not publicly visible on public FAQ - obtain governing docs		
18	The Crest	Riverside	Attached / residential	51	1986	Not publicly verified - obtain current CC&Rs;		Good

#	HOA / Community	City	Type	Homes	Built	Rental status	Dues	Finance / SA risk
19	Mission Villas	Riverside	Condo / attached	120	1990	Not publicly verified - obtain current CC&Rs;		Good
20	Riverside Mission Village	Riverside	Residential HOA	46	2003	Not publicly verified - obtain current CC&Rs;		Average / Low
21	Winterpark	Riverside	Residential HOA	135	1990	Not publicly verified - obtain current CC&Rs;		Good
22	Rockledge Gardens	Riverside	Condo / low-rise	46	1963	Not publicly verified - obtain current CC&Rs;		Average
23	The Woodlands Condominiums	Riverside	Condo	104	1987	Not publicly verified - obtain current CC&Rs;		
24	Bayberry at Spring Mountain Ranch	Riverside	Single Family	66	2019	Not publicly verified - obtain current CC&Rs;		/ Very Low
25	Villages of Avalon	Perris	Single Family / Planned Community	1247	2003	Not publicly verified - obtain current CC&Rs;		Average / Low
26	Avelina	Perris	Residential HOA			Not publicly verified - obtain current CC&Rs;		
27	Park Lane	Loma Linda	Single Family	51	2005	Not publicly verified - obtain current CC&Rs;		/ Low
28	Cresta Linda	San Bernardino	Condo / attached	80	1984	Not publicly verified - obtain current CC&Rs;	\$70/mo	/ Medium
29	Azure Hills Village	Grand Terrace	Townhomes	88	1967	Not publicly verified - obtain current CC&Rs;		Good / Low
30	Grand Terrace	Grand Terrace	Condo / low-rise	48	1982	Not publicly verified - obtain current CC&Rs;		Poor / Low
31	Traditions	Redlands	Single Family	168	2021	Public source indicates a rental policy exists; obtain current policy before offer		
32	Copper Hill Estates	Redlands	Single Family / small HOA	7	2007	Not publicly verified - obtain current CC&Rs;		/ Low

Buyer Checklist - Critical HOA Items

CRITICAL - Current CC&Rs: Can contain lease-term, occupancy, use and architectural restrictions.

CRITICAL - Current Rental / Leasing Policy: Determines whether you can legally use the home as a long-term rental.

CRITICAL - Rental cap / waiting list: A cap can prevent a new owner from renting even when rentals are generally allowed.

CRITICAL - Owner-occupancy waiting period: Could force you to live in the property before renting it.

CRITICAL - Minimum lease term / STR rule: Confirms whether 6-, 12-month leases are allowed and whether Airbnb/VRBO is prohibited.

HIGH - Annual budget & current dues: Needed for accurate monthly cash flow.

HIGH - Reserve study / reserve funding: Weak reserves increase future special-assessment risk.

HIGH - Special assessments: A pending assessment can materially change purchase economics.

HIGH - Litigation: Can affect financing, insurance and future assessments.

HIGH - Master insurance policy: Verify coverage and deductibles; wildfire exposure may be material in foothill communities.

HIGH - Delinquency rate: High owner delinquency can stress the HOA budget.

HIGH - Mello-Roos / CFD: Not technically HOA dues, but materially affects rental cash flow.

Map Index

#	Community	City	Approximate location / cross streets
1	Sunnymead Ranch	Moreno Valley	Sunnymead Ranch Pkwy / Heacock St area
2	Moreno Valley Ranch	Moreno Valley	Iris Ave / Lasselle St / Rancho Del Lago area
3	Moreno Valley Ranch - West Village	Moreno Valley	Iris Ave / Lasselle St vicinity
4	Crestmont	Moreno Valley	Pigeon Pass Rd / Sunnymead Ranch Pkwy area
5	Lakeview Sunnymead	Moreno Valley	Frederick St / Sunnymead Blvd vicinity
6	Aspen Hills	Moreno Valley	Lasselle St / Iris Ave area
7	Box Springs	Moreno Valley	Box Springs / west Moreno Valley
8	Via Verde	Moreno Valley	East Moreno Valley / Moreno Beach Dr vicinity
9	Iris Park	Moreno Valley	Iris Ave / Perris Blvd general area
10	Estrella	Moreno Valley	Perris Blvd & Krameria Ave
11	Stella Pointe / Bella Sera	Moreno Valley	Verify exact tract
12	Olivewood Village	Moreno Valley	Verify exact tract
13	Palacio De Oro South	Moreno Valley	Verify exact tract
14	MMVR	Moreno Valley	Verify exact tract
15	Hyde Park	Moreno Valley	Moreno Beach Dr / SR-60 area
16	Mission Ranch	Riverside	Van Buren Blvd & Wood Rd / Barton Rd
17	Orangecrest Country	Riverside	Van Buren Blvd / Orange Terrace Pkwy area
18	The Crest	Riverside	Canyon Crest Dr / Central Ave area
19	Mission Villas	Riverside	Alessandro Blvd / Mission Grove Pkwy area
20	Riverside Mission Village	Riverside	North/east Riverside - verify exact tract
21	Winterpark	Riverside	East Riverside / Moreno Valley edge
22	Rockledge Gardens	Riverside	Panorama Rd / Canyon Crest area
23	The Woodlands Condominiums	Riverside	Blaine St / Iowa Ave area
24	Bayberry at Spring Mountain Ranch	Riverside	Pigeon Pass / Spring Mountain Ranch area
25	Villages of Avalon	Perris	Ramona Expy / Lake Perris vicinity
26	Avelina	Perris	Verify exact tract
27	Park Lane	Loma Linda	Verify exact tract
28	Cresta Linda	San Bernardino	Hospitality Ln / Waterman Ave area

#	Community	City	Approximate location / cross streets
29	Azure Hills Village	Grand Terrace	Barton Rd / Mt Vernon Ave area (verify exact tract)
30	Grand Terrace	Grand Terrace	Verify exact tract
31	Traditions	Redlands	Verify exact tract
32	Copper Hill Estates	Redlands	Verify exact tract