



## HOMEOWNERS ASSOCIATION

Hello Everyone,

Well, our long process of investigating the parking structure is complete. We began on Sep 8, 2020 and the final vote was on Feb 17th, 2022. That was 18 months...seems like way longer than that! As you know, the vote was 52 for demolition, 8 for no demolition, and 3 votes that were invalid. I would like to thank everyone who sent in their ballots. The requirement of 48 votes for demolition was met with 87.5% of the owners returning ballots. Impressive turnout!

Now the action begins. A couple of days ago, we had the geotechnical engineering company of Ninyo and Moore take some core samples of the soil for further analysis to find out if it is sandy or sandy loam. The cost is \$29,400 but it is necessary to make sure that whatever structure is built, that the foundation will support it. The test results will be required as part of rebuild permitting process. We can begin the process of tearing it down before that. HOA Staff had already begun to collect bids from four companies so we could get started as soon as possible. The BOD approved the company of Flexor Construction. The cost for the tear down is \$318,500 including burying the electrical cabling supplying the outer garages. We have enough reserves in our budget to pay for that. We don't know when it will be permitted and start, but most likely in March. The tear down will take approximately six weeks. We will be meeting with the contractor to nail down the finer details and share those with the Village. Parking solutions will be a top priority as well as access to outer garages and previously-designated visitor parking areas.

When the tear down is complete, we will be striping the pavement with your unit numbers on it...same spot where you used to park. This will remain so for a period of time before the rebuilding begins. We don't know when that will happen either but are pushing for design-to-build proposals from contractors. As for what we will build, I will get a small committee together to suggest ideas. The committee will let you all know the ideas for your approval and you can suggest your ideas. You can let me know your ideas at any time and they will also be considered. We may also have a vote on that. (Not another vote!)

HOA Maintenance Team has been working diligently to empty the remaining items from the garage in preparation for demolition. Hazmat will be disposed of this weekend at the City Public Services Facility.

Insurance adjusters and their structural engineer surveyed the parking garage structure this week to evaluate the structure and the claim submitted by the HOA. Results of the insurance claim determination will be shared once they are received.

That's it for now. Send all of your question/comments to me first. If I don't know the answers, I will forward your email to Henry. This situation is difficult for all of us, but we happen to be the ones that live here forty years after the tennis courts were built...lucky us.

Thank you for your understanding (?) and let's all help each other out,

Janice Nierenhausen

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