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HOMEOWNERS ASSOCIATION

Hello everyone,

Here is a list of what has been accomplished this year.

Maintenance

They have been very busy improving the overall look of our village:

Gates: As you know, we have a new automatic pedestrian gate! The code is ...# and there is not a four-second delay anymore. If something has gone wrong, please let me know so I can contact maintenance. The reason could be that someone has pushed or pulled it open. The other two gates, one in front of Unit #17 and one in front of Unit #21 have new closers which actually allows them to close all of the way. The Lowes gate works just fine as far as I know.

Rope lights on stairways were installed recently.

Mailbox kiosks: new LED lights were installed.

Painted: low brick walls, fire extinguisher cabinets, stair railings, dumpster corral doors plus the wall in the back.

Resurfaced the landings and balconies.

Oiled the banisters.

Balconies: Henry, our General Manager, informed me that there is a relatively new “Senate Bill 326 that requires inspections of exterior elevated elements (balconies) that are greater than six feet above grade and extend beyond the building structure. The bill was in response to the balcony failure in Berkely, California that resulted in the death of seven individuals. Inspections are required to be completed prior to December 31, 2024, and then every nine years thereafter.” A7 Group has been awarded the contract to perform the inspections for the four condominium villages and are expected to start the week of August 7th.

Landscaping

OK...so everything looks absolutely beautiful! Our heavy rains surely helped. Many residents have told me that our MV landscaping has never looked this good, and I agree. Crossman Landscaping is the reason. With their improvements and timeliness, most of our big projects are done. New mulch was put all around the high traffic areas. Additional mulch is planned for July when our new fiscal year begins. The slope in back of BLDG C: parts of the slope are in the sunny spots where the African daisies are, and parts are in the shade where the plants are stressed. Crossman will spruce that up. One or two areas have been damaged due to people taking shortcuts. You can see one of the dirt trails across from the mailboxes. Please use the stairs and inform your children and dogs.

Clubhouse use: I have noticed that the Clubhouse doesn't get used on grey days, so I will open it on sunny days – Friday, Saturday, and Sunday from Noon to 9 pm.

Black carts: Please return them to their designated spot after use.

Jacuzzi: I've had complaints about it being too cold. It is set at 102 degrees and will not be adjusted. It would help if the jacuzzi cover was placed on top after each use. Please take a minute to do so.

Code Enforcement: The HOA is asking residents to clean up the kayak storage area, which is located in the open storage area between garages along the southern wall (between the two trash enclosures), no later than July 31st. Please tag your items with your unit number and/or remove any item/s not being used. There are random items such as a bike rack that attaches to a vehicle, coolers, gasoline containers, a sports bag, miscellaneous toys, 2 bikes, and a tree trimmer. We would like to clean up this area to make it a usable space for all. Items without tags will be removed and disposed of.

Parking garage structure: This project is taking much longer than we thought. It's very frustrating for us all. Staff has been working with Nautilus to hire the architectural firm A7 and supporting engineering firms to have the construction drawings generated. Earlier this week, Nautilus reported:

“Regarding the construction drawings (architectural, structural, and electrical), we have reached out to confirm the anticipated dates for their completion in preparation for the initial city permit submittal. As soon as we receive a response, we will provide you with an update.

Below, you will find an updated overview of the current costs associated with the drawings and permit fees, along with their respective statuses:”

Construction Drawings & Permitting Phase Estimated Costs:

Architectural (A7 Group):	\$31,480
Electrical (MPE Consulting):	\$8,200
Structural (SMR):	\$15,000
Permit Processing/Fees:	\$ 5,500
Total Estimated Cost	\$60,180

The anticipated completion date for construction drawings is mid-August pending the above-mentioned confirmation.

As for the replacement parking garage cost, please review the Annual Budget Packet for FY 2023-2024, that we all received in the mail. On the bottom of Page 1 and the top of Page 2 is the estimated assessment.

Remember that the Annual Meeting is on August 25th at Lowes.

Please contact me about anything, no matter how big or small,

Janice

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