

January 21, 2025

Good afternoon Village Grove Owners,

We hope that your new year is starting off well. In an effort to increase communication of the ongoings around Village Grove, the board will be trying to put out Newsletter type updates from time to time. Please reply to Alyceanne at Brockman Properties with any questions, concerns or suggestions. She will share with the board.

Please see below from our last update from a couple of weeks ago.

HOA MEMBERS MEETING:

This week, tomorrow, we have our first owners/ HOA Members meeting for 2025. (January 22, 2025) This is mostly for the Annual Elections, but we will be adding on a member meeting immediately following the ballot counting. Please remember that this new way of conducting the meetings and the elections is a CALIFORNIA REQUIREMENT. We understand that this is different has it has been done historically, and it much more work for ALL involved. The past way was much more fluid and 'easy going' type meetings. That is no longer allowed, per our attorney's direction from reading updated California Regulations. Therefore, this is not something that your current board has created or even like in some situations, but it is required for California regulations. As a reminder, we can only discuss what is on the agenda, the agenda is posted by the mailboxes 4 days prior to the meeting, any topics wanted by owners on the agenda is to be send to Brockman Properties well in advance and time restrictions are added to each member and/or topic.

If you have not already voted, please hand deliver your ballot between 6:45-7pm to the clubhouse. No ballots will be accepted after 7pm. If we do not have a quorum, we will need to reach out to the attorney's to identify how to restart this process, which will obviously costs us money.

**The below proposal and updates are based on the current board. With the pending changes in HOA Board Leadership, the below plans could change.

CALIFORNIA MANDATED BALCONY PROJECT: California SB 721 & SB 326

Unfortunately, nothing new to report. This is a typical big construction project that takes more time and more money than anyone wants. We stated in the previous newsletter that we have the inspections completed and the report completed. We are waiting for 2 quotes from Engineers (one that complete the work thus far plus from the company that completed the one pillar project in the subterranean garage) on creating the 'Plans' for the project. This is not an easy project, so it takes time. We also thus far have not been able to find a third company to give us a quote, to get our three quotes. This is such a big project, that many companies are not interested in this work. Additionally, every complex in California is going through this, if not already completed, so many Engineers are busy.

To recap, we are expecting the 'Plans' to come in at a cost around \$100,000. This does NOT include any repairs or rebuild. We have thus far spent around \$116,000. This will put us around \$216,000 with no repairs or permits included in that amount. We were told that the repairs will be 'expensive', but we don't know what that means. We will also need to have termite treatment with any repairs. We do know that ALL balconies will need railing repairs. The structural repairs will vary from balcony to balcony, with what appears based on exposure. (example- some balconies are more protected from sun, rain, etc. than others)

ROOFING PROJECT:

Nothing new to report on this project, as it is scheduled to start in 2025, but once we are able to identify costs needed for the California Mandated Balcony Project, we will be in a better position to plan the Roofing Project. As stated below in the previous email, this will be a multi-year project, replacing the aging out paper.

WOOD PROJECT:

This project is still currently on hold, pending conclusion of the California Mandated Balcony Project. The board completely understands that there are several areas around the community that are in need of wood repair. We also understand that no one, including the board, wants another special assessment, so in an effort to be fiducially responsible, we are not starting this project at this time. Additionally, due to potential threat of damage to homes, the wood project will also be after we are able to determine the costs and funds for the paper tile roof project. We appreciate your understanding and patience.

MISC ITEMS:

Elevator:

Condo elevator was making a terrible noise over the weekend. We were concerned that this would be another big-ticket repair item, as this elevator is original. We put in a call to the vendor (we are in a service contract with a vendor who performs quarterly inspections and we do get a discount on services). During the weekend though, your board did some investigation and were able to identify the issue and make the fix. Someone bumped the 'run/stop' toggle inside of the elevator and it was stuck in the middle. Hopefully this didn't cause any damage from the time that it was stuck there. All please be mindful when using the elevator. It is old. It is expensive. Please treat it kindly!

Pool Service gate:

Your Board noticed that this was not closing correctly. We are not sure how it was damaged, but it was damaged. We reported this to our handyman, Rick, who was able to rebuild and repair this area with his monthly allotted hours.

Pool Deck Damage:

During the boards walking of the complex, they noticed a hole/ divit in the pool patio deck, between the pavers and the streams. We reported this to the vendors to see

what caused the damage and who would be the correct person to make the repairs. We were able to get it repaired with minimal costs.

Condo Pipes:

The Board & Handyman Rick have identified some areas of common lines that have had work done on them, outside of from the HOA. While you are allowed to make repairs to your individual pipes, any common area repairs MUST be communicated through Brockman properties to be assessed by our vendor, who knows our pipes. If this is not done, the person who ordered any repairs maybe held liable for damage or corrections needed to that area.

Currently, there is one main pipe in the garage that is also a pool area drain that has cracked and will need to be replaced. The pipe alone is around \$500, not including labor and other parts. There are other issues with some of the pipes that were identified by Rick and are being assessed by the condo plumber.

Special Assessment & Dues:

One more month to pay the \$10,000 Special Assessment. Thank you for those who paid all up front to help us to continue with the California Mandated Balcony Project. Thank you to all those who have been making the payments. If you are struggling and need to be put on a plan, please reach out to Brockman Properties ASAP. Please follow the rules set forth in the Collection Policy that was adopted by the members a couple years ago. The board will be required to follow those guidelines, set forth by the owners, attorneys and California Regulations. There is very little leeway that the board or Brockman Properties can do outside of those rules. In an effort to try to reduce the financial hardship of the needed HOA dues increase, the Board was able to push the increase to not start until March, after the Special Assessment payments are completed. Please be sure that your auto payments are adjusted for that change in March.

Communication:

Please be respectful when communicating to Brockman Properties. Alyceanne works very hard for us, we ask more of them than many of her other clients, but she does have other clients. She may not respond to you in the same day. In non-emergency situations, she may not respond to you until the following week. She may be waiting on the board for direction, and the board all have full time jobs and are not on their personal emails throughout the day. We are all working hard for this complex and treat everyone equally and respectfully. Thank you support and grace. If you appreciate these types of updates, please let us know and we will try to continue them to keep all aware of current events and projects.

Thank you for your dedication to making Village Grove amazing! We look forward to a great 2025 together!

Sincerely,

Your Village Grove Board of Directors