

Hello Village Grove Members!

We hope that this newsletter finds you doing well. We just wanted to provide you with a few updates from around the complex.

- **Condo main Insurance- FARMERS**

- As we told all on Facebook and in the last Newsletter, our insurance, Farmers, for in our recollection, send out someone to the complex, for a in person complex walk-through Friday 3/28/2025
- The HOA Board of Directors works hard to arrange this so that they could accompany this walk through, rather than just letting them walk on their own
- Timing is not the best with the newly exposed California Mandated Balcony Project further damage uncovered, but the board could not push it further out
  - Since this project is (obviously) already in the works, even though they (along with the state) require us to complete this project, he was not adding it to the written list, but must be completed
- Included with this email is the list that Farmers is requiring us to fix
- In addition to those listed, they also stated that we must change out the condo carpeting, but, same as above, since we informed them that we were already getting quotes, he would not include this in the write up
- Your Board of Directors and Brockman Properties are working through the lists on seeing how we can get all items fixed
- **\*\*\*WE WERE GIVEN 40 DAYS TO COMPLETE THESE 'FINDINGS'**

- **Annual Pond Clean Completed**

- Annual Pond Clean Out is part of the budgeted expenditures
- This is a cleanout of the Eco Ponds
- This clean out is good for the complex, the pond liners as well as the motors healthy and longevity
- An owner expressed concern over the remaining chemical pond not being cleaned out and requesting that it be cleaned out
  - We reached out to the vendor to get a quote (\$1500 for this pond cleanout)
  - This would be good to do, but due to other expenditures, we must find a way to work this into the budget
- During the pond clean out, as in past years, the drain backed up into the front driveway
  - We understand that this was an inconvenience to some owners
  - The vendor cleaned out the drain, at no cost to us, which was clogged from a years' worth of mud and debris, not just the pond water
  - In future years, we will try to have the drain cleaned out prior to the pond clean out so we do not encounter the same clogging

- **Pool Heater Maintenance**

- In an effort to prolong the life of our pool heater, we had this serviced

- They recommend this being an annual servicing that we will look into budgeting for
- Full heater servicing is \$790

- **Elevator**

- For the first time that any of us can recall, the elevator motor blew a gasket, leaking hydraulic fluid out, through the wall and through the subterranean garage floor
- Almost all of these elevator parts are original
- We are in a service program, but this was an unforeseen incident
- This must be fixed as many are not able to use the stairs due to health reasons
- We obtained an estimate for this to be replaced, as due to new codes, we must upgrade the system to get permitted
- Cost of this repair will be around \$33,000
  - This new motor will be done that can be transferred to a new housing/ system when/ if we need to do that in the future
  - They will need 4 days to build this customer motor, then around 1 week to do the replacement

- **California Mandated Balcony Project**

- Recap of project:
  - Board got 3 quotes on California Mandated Balcony Project, SB326
  - Hired contractor to oversee the 'destructive testing' & create report
  - Hired Crown Construction to do the construction part
    - We have used them in the past with good success
    - We were unable to get additional quotes on this part, despite our efforts, due to size of the project, most were not interested in project
  - Once received 'report', next step was to hire vendor to create the 'Plan' to submit to city for repairs and permitting
  - **Quote from company who did the report was \$95,000**
  - Board reached out for other quotes & were able to get 1 other quote
  - **Second quote was \$30,000 (significant difference!!)**
  - We verified that quotes were 'apples to apples'
  - **Board hired the second vendor, Peter T Erdelyi & Assoc, as the \$65,000 savings**
    - VG has used this company in the past for the repair/ rebuilding of subterranean garage pillar
- Our new contractors, Peter T. Erdelyi & Associates, did a site visit with Crown Construction
- They noticed damage to one of the main beams supporting the condo walkway on the BOTH SIDES
- We are expecting the 'Plans' this week, so submit to the city to start the permitting process
- **We are still on LIMITED USE of balconies until project is complete**

- **Board is working on quotes for Condo Carpet area**
  - Due to the delay in the California Mandated Balcony Project, we pushed the carpet project out a touch
  - As stated in the meetings, per the Reserve Study, this carpet has a 10-year life, which has expired
  - This carpet is a SAFETY CONCERN, is also in VERY bad shape and is in need of repairs, but unfortunately cannot be patched and must be replaced
  - As stated above, the insurance inspector that Farmers sent out to the complex is also requiring us to change out this carpet
  - We encourage all owners to check it out for themselves & walk the 2<sup>nd</sup> & 3<sup>rd</sup> floor of the condo buildings (especially 3<sup>rd</sup> floor)
  - Once new flooring is installed, owners may be held responsible for stains outside of their units
  - This project is scheduled to proceed as soon as possible AFTER Mandated California Balcony Project pricing are secured
- **Clubhouse Rentals/ Pool usage**
  - Summer is coming!
  - Pool heater has been turned on
    - For anyone using the pool area, please return the chairs, tables and any umbrellas back to their normal positions
    - The umbrellas are no longer in good shape and maybe removed at any time
    - Currently no plan for the HOA funds to replace them, unless we have funds after other projects are priced out or if we find quality ones for a good price
  - Please submit all clubhouse rentals to Brockman Properties via email
  - The rentals are first come/ first get
  - While this is a pool, please be respectful for noise while in common areas
  - We usually cannot accommodate both a Saturday and Sunday rentals from different members, therefore, while your clubhouse rental is just for the one day, in most cases that will block out the weekend
  - Clubhouse will be checked before and after rentals for cleanliness & that there is no damage
  - **Deposit check of \$150 (made out to Brockman Properties) is still required for renting the clubhouse & will be returned after final inspection, assuming no damage & it is left clean**
    - Please print and complete form for clubhouse rental that is located on the Village Grove website
  - Clubhouse must be returned clean, trash taken out (with member trash bags being used to replace full ones) including areas around the pool if your party used those areas
  - As a reminder, club house rentals only include the club house and the table under the awning- pool can never be fully rented out and pool & chairs around pool are always available for anyone to use
    - Please do not lay towels down on all of the chairs to 'reserve' them

- Recently member Don & Karen SCRUBBED the clubhouse, even the kitchen grout, to get it in great shape. Let's keep it that way please! (thank you Don & Karen!)
- **Gardeners**
  - The board understands that more could be done by the gardeners
  - However, when asking the gardeners to do more, that generally comes with additional costs
    - The board inquired how much to treat the grass and surrounding areas for weeds, below is the quote received for that project
      - Treating and removing grasses from the planters and beds is included with the service. Controlling weed growth in the grass has an extra cost because the treatments are a little pricey. There's also a process involved.
      - First, We need to spray the grass with a broadleaf weed killer.
      - Second, we need to apply fertilizer to the grass.
      - Third, we might need to apply seed in some bare areas where weeds die.
      - This will cost \$950 for the grass areas outside on Centralia and \$750 for the inside grass areas.
- As previously discussed, the HOA board is working hard to not have to ask for more money towards the California Mandated Balcony Project (& now the insurance company demands & required elevator repairs), so we have tried to put other discretionary fund spending on hold
- Once we have the plans submitted to the city, and an estimate secured from the construction team, we will be able to take further steps in a meeting with current gardeners and possibly interviewing other gardeners
- The California Mandated Balcony Project must take priority, as we are already having extra costs adding on to this project due to the opening in the walls
  - Twice bees have built a hive in there
  - Watching to make sure rain water/ moisture gets in and further causes damage
- IF you know any gardeners, please share their information with Alyceanne
  - They must be licensed and bonded
- If you disagree with this route, please add this to the upcoming meeting agenda
- The board is doing our best with the funding that we currently have, especially with the California Mandated Balcony Project.
  - This project could be north of \$600,000
- **Complex Paper Roof Project**
  - As quotes normally are only good for 30-90 days, your board has not yet gotten official estimates on the project yet

- We have a rough idea of the costs, based on ones that had been completed prior, but this amount will almost certainly be higher due to the state of the world right now
- Your board HOPES to start getting quotes this summer to start this project possibly in the fall, depending on completion of other projects.
  - This will be a 3-4 year project
  - Priority will be given to areas of need, based on vendor recommendation
  - This ensures no favoritism in order of completion

Our next owner meeting is currently scheduled for April 30<sup>th</sup>. If you have a topic that you would like discussed, please forward to Alyceanne, **NO LATER THAN THIS FRIDAY**. The main purpose of this meeting will be to notify owners of potential liens being started on a few owners, following the collection policy guidelines.

Any questions or concerns, please email them to Alyceanne at Brockman Properties.

Thank you for being amazing neighbors!

- Your HOA Board of Directors