

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 arranged 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 along with an update on the completion of these Farmers requirements
- 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
- With a lot of hard work, we believe that we were able to get these completed in the 30 days they gave us to make the findings.

• 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 had to be fixed as many are not able to use the stairs due to health reasons
- This has been completed with a cost around \$40,000
- All parts can be used when/ if we fully replace the motor

California Mandated Balcony Project

- Recap of project of project up to now has been provide in previous newsletters
- Current Status of Project:
 - More damage that initially thought
 - Some scaffolding will be needed for repairs
 - 'Plans' have been submitted to the city for permitting
 - Waiting on quote/ costs breakdown from Crown Construction for repairs
 - Essentially, we are in a holding/ waiting patter right
 - We are still on LIMITED USE of balconies until project is complete

Next Projects after Balcony Project:

- Next up will be condo carpet replacement
- Once balcony project is paid for, we will start tile paper roofing project
- AFTER above, planned next project will be wood repair around complex, barring any further emergencies or state requirements.

Clubhouse Rentals/ Pool usage

- Summer is coming!
- 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
- We also may be removing/ discarding pool small and large tables as they are starting to fall apart
- 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 Newsletter
- **REMINDER!!! Pool deck, pool & spa CLOSE at 10pm! Pool & Spa usage after 10pm is not allowed.**

Please see attached on the Farmers changes that have been completed. While they officially were 'suggestions', we are doing our best to ensure that they do not drop us, so we felt that they were not 'suggestions', but rather requirements to keep us insured. Brockman Properties manages many locations that have been dropped by their insurance companies. They are being forced to go with smaller insurance companies, that offer much less coverage but at a higher price. These new insurance companies also have high demands on even more repairs that would be immediately required before they will cover them. If this happens to us, sadly, this could lead to another special assessment as we must have insurance to cover our property. Hopefully that does not happen.

Our next meeting has not yet been scheduled, as we do not have much new to report until we get more information on the California Mandated Balcony Project. If you have a topic that you would like discussed, please forward to Alyceanne, once we announce the next meeting date. If you feel that a meeting is needed sooner, please also communicate that to Brockman Properties with your reasons and the board will do their best to accommodate.

We would like to acknowledge the HUGE help and partnership that we have received with Alyceanne and Brockman Properties during these very stressful times, having to manage so many projects at one time. **THANK YOU ALYCEANNE!!**

Lastly, THANK YOU to owner & board member Beth. She noticed that the pool umbrellas were in poor condition. One was tearing & was hard to close up, while the other one had a large snag in it. She is aware of the complex financial position so she discussed with the rest of the board her donating a replacement of these umbrellas, which she did. We appreciate her donation to the complex and they look amazing!!

- ✓ **do you want to donate your time or money towards a project or item?
Please reach out to the board!**

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

Thank you for being amazing neighbors! –

Your HOA Board of Directors