

Hello Village Grove Members!

Summer is well underway and so far, we have lucked out that the heat has not been as bad as in past year. It is great to see neighbors enjoying the pool. Please do be sure though to put everything back where it belongs once you are finished with the pool.

California Mandated Balcony Project

• **UPDATE: WE JUST LEARNED THAT THE PERMITS HAVE BEEN APPROVED by the city!**

• **WE HOPE TO START THE REPAIRS IN APPROXIMATELY 30 DAYS!**

• We received an estimate for the REPAIR work only, which is around **\$400,000**

- There are a few items missing from this quote that we have inquired on, anticipating the quote to come in around \$450,000
- MANY condo patios will have their ground covering opened-
 - We need to have condo owners submit a picture of their current patio ground cover to Brockman properties
 - Initial offering will be either concrete covering or replacing with the green outdoor carpeting, that was originally installed
 - If you have something other than those two currently (such as possibly tiling?)- please submit your receipts and pictures to Brockman Property's ASAP
 - We are verifying with the attorneys what is to be done in those situations

• **California Mandated Balcony Project bullet points:**

- Termite treatment completed
 - This was required by the mandate as part of this project
 - Only the openings were treated with solution
- Some scaffolding will be needed for repairs
- 'Plans' have been submitted to the city for permitting
 - *****STILL WAITING ON CITY**
 - **On third round of required changes with the city**
 - Permits projected to cost around **\$10,000+**
 - Essentially, still in a holding/ waiting pattern

○ **We are still on LIMITED USE of balconies until project is complete**

• **COST BREAKDOWN:**

- The current spend is between **\$150,000- \$200,000** (termite, opening of holes, covering of holes, engineer to inspect openings and engineer to create report, plans drawn up based on plans)
- City of Long Beach Plans Permitting projected **\$10,000+**

- Repairs quote is **\$400,000** but may be higher based on few missing items from quote and if further damage is found when stucco is removed (anticipating **\$450,000** but not verified yet)
- Last year's special assessment was **\$600,000**
- **Current anticipated California Mandated Balcony Project: \$660,000**

Next Projects after Balcony Project:

- **Next up will be condo carpet replacement**
 - This continued to disintegrate and must be changed
 - We encourage townhome owners to walk over there to see its condition
 - This had a 10-year life expectancy, which is up
 - This was last changed as part of the fire rebuild project 11 years ago
 - Estimate is **\$30,000** and this is a funded line item
 - **To avoid damage to the new carpets, this project is currently on hold until the balcony project is complete**
- **Once the balcony project is paid for & the carpet has been replaced, the next plan is to start tile paper roofing project, as funds become available**
 - Any known issues with this area have already been addressed and fixed
 - This is a maintenance project to avoid future issues with the paper under the tiles
 - Quote for townhomes only STARTING at \$159,000
 - This does NOT include replacing damaged wood under the tile, which we can count on having to replace some
 - Anticipating TOWNHOMES only quote to be around **\$200,000**
 - We are waiting for a quote for 5479 condo tile paper, which is 2 long strips, covering the entire length of the building
- **AFTER the above, the next planned project will be wood repair around the complex, barring any further emergencies or state requirements.**

Condo Main Insurance- FARMERS

- We submitted the list of corrections to Farmers Insurance inspector. While we should be 'grandfathered in' on some items, most insurance companies in California are looking to protect themselves and requesting many items be brought up to current codes. You may have noticed many roofs being replaced in our neighborhood, which is most likely on requests of their insurance companies. (We are also seeing more balconies being worked on as well, and please member that APARTMENTS were given a 1-year grace from the deadline that was given to us, condo/townhome complexes)

- We received a response from Farmers Insurance company's inspector, that he has received our corrections and will be verifying them shortly. We will keep all aware of what they demand as for next steps. We do not yet have an update on their follow up inspection.

The board understands that there are many things that we all would like to have done around the complex, one being updating our gardening. The board is doing everything that we can to NOT have to do another special assessment, so some of these items will need to be put on hold until we get some more of the larger items completed. We hope that once the California Mandated Balcony Project SB 326 is completed, other projects will not take nearly as long to complete. However, we will need to replenish the fundings. Additionally, permitting maybe required on the roof tile life/ paper replacement project may also require city permitting, which will add to costs and slow down the speed of this project.

For transparency, please see below for current quote from roofer. This will most likely increase due to tariffs and other increases before we are able to get to this project.

PROPOSAL AND CONTRACT

J&J Roofing Inc dba

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BONDED ROOFING

EMAIL: bonded.warren@gmail.com

WEBSITE: www.bondedroofingsocal.com

2450 Orange Avenue, Signal Hill, CA 90755-3534

Ph: (562) 427-1604 or (800) 286-2510 Fax: (562) 427-0858

Date: 7/14/2025

Job # 2233-01

Phone: (562) 597-0676

Email: alyceanne@brockmanprop.com

This agreement is between Bonded Roofing, and Brockman Properties

Village Grove Condominiums (5479 E. Centralia St. Long Beach CA 90808)

Bonded Roofing will furnish the necessary labor, materials, and equipment and agrees to perform in a workmanlike manner and complete for the owners, the following work as detailed under report and specifications.

Roof Report and Specifications:

TILE LIFT AND RELAY

1. Remove existing roof tiles from deck and store for reinstallation
2. Tear off underlayment and associated roof metals from repair area and haul away from site.
3. Inspect and replace all damaged wood as necessary to meet city codes. (additional cost)
4. Mechanically attach SBS modified felt underlayment over the roof deck using simplex fasteners. } ← Paper
5. Install new 2"x2" edge metal.
6. Install new sheet metal flashings as necessary at waterways and vertical transitions.
7. Reinstall roof tiles to prepared roof surface, replacing broken with new, new tiles to match existing closely.
8. Install new roof tile cement as applicable.
9. Seal all pipes and vents with flashing compound and paint to match color of roof.
10. Clean and haul away roof related debris daily.

NOTE: Damaged/rotted wood replacement and Permit will be charged additionally at the end of the project.

Job Address: 5427-5435 Centralia St. Long Beach CA 90808	(\$45,080)
Job Address: 5437-5445 Centralia St. Long Beach CA 90808	(\$41,160)
Job Address: 5461 and 5467 Centralia St. Long Beach CA 90808	(\$14,700)
Job Address: 5457 and 5459 Centralia St. Long Beach CA 90808	(\$20,580)
Job Address: 5427-5435 Centralia St. Long Beach CA 90808	(\$37,240)

Price Breakdown by section.

TOTAL COST: \$158,760

Payment Terms: 50% Due Upon Project Commencement

50% Due Upon Completion

Warranty: Ten (10) Year Labor/ and Manufacturer Warranty

Payment shall not be delayed due to City final inspections, non-compliance to smoke/carbon monoxide detector inspections and/or self-certification.

All licenses and city permits to be obtained by Bonded Roofing on behalf of owner if applicable. Costs of city fees to be billed additionally. One Million Dollar General Liability and Workers Compensation Policies. One Million Dollar Excess Liability Policy; Lien Release upon final payment.

Wood Replacements

Total does not include replacing any damaged sheathing, which could be found at time of roof removal.

- Common wood to be replaced at a cost of \$8.25 per lineal foot or \$105 per plywood sheet.
- Fascia board: \$7.25 per 1x4, \$7.25 per 1x6, \$10.75 per 2x6, \$13.25 per 2x8, \$16.50 per 2x10. Ship lap: \$7.25 per 1x6, \$8.25 per 1x8. Nonstandard sizes will be priced accordingly.
- Rafter tail replacement to be \$85 each. Does not include stucco work.
- **WOOD REPLACED WILL BE STRUCTURAL IN NATURE AND DETERMINED BY STATE AND CITY CODE**

Elections:

- As all should be aware, California changed regulations around how our elections occur
- If you are interested in being on the board, please check your mail and submit your name per the mailed instructions (also, please see the Village Grove Election Policy for any questions)
- To run for the board, you must be a member in good standing and have been a resident for a minimum of one year (see Village Grove Election Policy)
- Most communications between the board are via text message and emails between the hours of 8am- 8pm, Monday – Saturday
- HOA meetings are generally held quarterly on Wednesdays, but no locked in dates. Meetings will be held based on availability of board members and need of meetings

- The Ballot Counter that we used has increased his price by around \$150, but this is still significantly cheaper than other vendors who do the same thing

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!!**

✓ 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