

Livin' la Vita

Board Message (February 1, 2024)

Happy New Year and thank you to those who were able to join us for the first Open Session of 2024. The small but mighty Social Crew successfully hosted our first event, and it was great to see so many of you in attendance.

YOUR Board and Staff will continue to work diligently to maintain a safe, financially stable, and well-maintained complex and your support and participation is always appreciated.

For this year, much of our time will be dedicated to the following high priority projects and tasks.

**Completion of Plumbing Repair – Tower (Stack 10)*

**Building Façade Code Compliance & Equipment Upgrades*

**Required 20-Year Sprinkler Inspection*

**Waste Management & Organic Material Recycling*

**EV Charging Research & Strategies*

Reminders – To Do at the Top of 2024

1. Make sure you are signed up for Carson communication.
2. Remove holiday lighting if you have not already done so.
3. Check and repair angle stops to prevent water damage.
4. Crush your boxes – we pay more when the bins fill quicker.
5. Do not leave large pieces of furniture or equipment next to the dumpsters. You are responsible for hauling these items away.
6. Clean your secondary lint trap.
7. Be kind.



Contact Us

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Annual Meeting 2023



Original Townhome Construction



Need to Know Updates

- BUILDING FAÇADE CODE COMPLIANCE AND EQUIPMENT UPGRADES

We recently provided an update via Carson and urge you to review the information carefully and completely. If you did not receive the communication, please contact Sabrina immediately.

- GYM FLOOR REPLACEMENT

If you haven't been to or through the gym lately, be sure to visit soon. The 20-year-old floor was recently replaced with a new Performance dB Tile Sound Absorption and Paviflex fitness Pro flooring. This improvement was fully funded by the Reserves.

Cost: \$45,934.58.

- 2024 BUDGET HIGHLIGHTS

Please make sure to read the entire Approved Budget mailed to homeowners on November 10, 2023.

**Settlement Balance:* \$765,411 (at time of print)

**Reserve Funding:* 70.37%

**Dues Increase:* \$39.99 - \$63.69 (per month)

**Major Increase Drivers:* future plumbing repairs, gas/electricity, staff cost of living increases, and contracts

SAFETY TIPS!

- **First Floor – lock your gates to deter unwanted entry and theft.**
- **Drive SLOWLY in the garage and enter and exit with extreme caution. Remember, those entering the garage have the right of way. Don't hit your neighbors!**
- **Dial 911 for emergencies. Although they provide patrol presence, the guards are not always onsite. Phone Contact: (619)856-9160.**

January Social



Q & A

Why are we completing a Tower – Stack 10 plumbing repair and what is the cost?

The developer utilized a pipe that was manufactured using inferior materials. This means that much of the cast iron pipe may fail and require replacement.

Litigation against the developer originally funded replacements. However, the Settlement balance as of November 2023 was \$765,411 and must also cover other repairs as well (i.e. courtyard planter repairs).

Last year, the Board developed a strategy to bolster the Reserves and ensure future funding. The increase per unit is \$20 per unit per month.

If you are interested in learning more about the repairs made over the last 20 years and/or the funding strategy, please contact Sabrina.

What progress has been made on the Electric Vehicle Charging Project?

Management and the Board are consulting with SDGE and three companies who can upgrade our electrical infrastructure, install charging units, and potentially provide administrative support and services.

Challenges identified so far include capacity limitations without electrical upgrades and a lack of grant funding or program incentives to offset costs.

Critical to this effort is our ability to better understand your level of interest in EV charging and your priorities. BE ON THE LOOK-OUT for a future survey on this subject!