

2.24.2023
SURPRISE!!

So happy I was able to get an update out. Last week and the first part of this week were extremely busy and I didn't have time last week to send my regular update.

We are beginning to see a light at the end of the tunnel!

I have spoken to Edward on the status of roofs. We are down to about 18 more roofs to replace. The weather has severely delayed the work but they continue to fit a roof in as they can. This weekend they will be around to do some cleanup items. Please let us know if you need something done at your unit.

We are hoping to get the following roofs done this coming week, weather permitting:
176 Pena 275 Quinta 372 Sarta 472 Quinta

As the major damage has been repaired, we have worked with Stratton the last two weeks to finish off their projects. They will be back to finish their current jobs only. If you were scheduled with Stratton, you will have the option to go on your own or to use Titan Restoration. We are hoping things will go smoothly now.

HAMSTRA continues to replace HVAC systems damaged by the hailstorm. Unfortunately, they have limited supply and emergency replacements are a priority. This appears to be a project that will carry on for a few more months.

WOW!! Have you seen the wonderful walkways our crew has created at the office. Antonio and Manuel have spent a ton of time creating some beautiful paver and rock sidewalks with plans to create another walkway to connect the sidewalk at 444 Quinta to the office. These gentlemen have used the sand and rocks from the wash so there has been very little expense for this project. This update goes along with the painting that will begin soon. I have asked our paint team to make sure all buildings they paint get a full "makeover". Beams on patios will be replaced as needed, wooden fences fixed, personal wrought iron painted at owners cost, and all framing painted. All exposed brick will be sealed, wall cracks repaired, and all trip hazards are to be eliminated. We also have a couple of men working on rebuilding or repairing the water heater closets and utility sheds. As you can imagine, this will take quite a bit of time to make sure all items are taken care of. My hope is that your building, once finished will look new and all other owners will be envious...until their building is painted.

Humberto and his crew continue to work in their zones and doing some major cleanup. You have probably noticed several men standing around a tree...Look up, Humberto is probably playing monkey in the tree. He is currently on the hunt for mistletoe and his hope is to save as many trees as possible. We unfortunately had to remove a large mesquite due to this fungus and we are hoping he gets this removed from the other trees prior to us losing them. The men have trimmed a large Eucalyptus tree along La Canada that was dropping branches on a villa and they will continue to work these projects in as they can.

Our maintenance crew continues to work on the requests and installing new antennas. We have issued approximately 60 antennas, some purchased, and some replaced that had an aerial antenna. We will continue to offer the antennas for

purchase for those who are not currently connected to our antenna. The cost of these antennas is \$40 and a tech will set it up and scan your TV for available channels.

To date we have replaced 11 water heaters and 8 HVAC'S (that were not covered by the insurance). Some men have taken on a painting job...they are painting the newly relocated benches and we have placed an order for a new heater, pumps, and venting for the North Pena Pool. Once the new equipment is installed, this pool will not only look new but will run as a new one. I also have a representative coming in to look at our sewer lines and discuss the process they use to restore old worn out pipes. I am hoping this is something we can look at starting next year.

As you can tell, we have many projects going with more starting soon! Stay tuned for further updates and information on projects.

As with all my updates I must send out a few reminders:

1. I ask that if the recycle area is full, carry your recyclables back to your villa and come back when the dumpsters have been emptied. We are having some issues with the pick up and are working with Titan to get this rectified.
2. Javelina are on the prowl as usual. It is illegal to feed the wildlife and can result in a fine if caught. Please make sure your garbage is secure so that they can't raid your can.
3. We no longer have PODS on sight due to construction so you are reminded to park in your deeded spot. Visitor spots are reserved for visitors and there is a time limit you can use a spot.
4. We are in the process of forming a Heritage/Compliance committee. Please review the current rules regarding the common area and bring your unit into compliance before you are found to be in violation.
5. Informational flyers are placed in the laundry and pool enclosures. These flyers are for everyone and are not to be removed. If you would like to have a copy of the flyer, call the office and we will be more than happy to get you a copy.

We have rescheduled the craft fair for March 31st. We only had 2 people sign up and we need many more. We hope with extra time given we will have more who wish to participate. Remember to sign up in the office and pay the \$10 advertising fee. I know we have many crafters, artists, knitters and jelly makers out there...why not display your wares and make a little pocket change.

Much of my week was spent quelching rumors and misinformation. I ask that, if you are not sure of the information you are giving or receiving, check with the office...PLEASE. Do not take a disgruntled person's word as the whole truth, remember, there are always 2 sides to every story.

I wish you all a wonderful weekend!

Dorothy