



CONDOMINIUM ASSOCIATION No. 8
1810 Avenida del Mundo • Coronado, California 92118

El Encanto Homeowners:

August 28, 2024

Building News:

The end of summer is upon us. After Labor Day weekend, the employee, vendor, and contractor summer 'No Parking' L&R rule will be lifted. For El Encanto, the remodel season begins when our 'No Work' summer moratorium ends on September 15. In addition to unit remodels, we have several projects scheduled to begin the week of Monday, September 16.

Spalling repairs will commence on Tuesday, September 17, for the 09 stack. A swing stage will be set up on the patio of Unit 109 on the terrace. Following the 09 stack repairs, we will move to the 05 stack. As mentioned in previous newsletters, spalling repairs are essential structural work. We understand that the noise can be disruptive, but the work will not be stalled or rescheduled. Please notify your tenants and guests about these ongoing structural repairs. We will send an update on the expected duration of each scheduled repair when we have that information. If you do not receive email notifications, look for updates on the spalling repairs on our building bulletin board located in the mailroom.

The waterproofing of our tiered planters is currently in the planning phase. We are determining which section of the planters to start with. The waterproofing project will be divided into sections, and certain vehicles in the garage may need to be moved during this time. We have several areas of spalling and cracks in beams and walls in the garages that require preventive maintenance. The plan is to coordinate the spalling and crack repairs with the waterproofing project to address both exterior and interior issues simultaneously. The first stage of the waterproofing project will involve emptying the tiered planters of all plants and soil. This stage will begin in the first two weeks of September. We will notify residents if their parking spaces will be affected.

Please consider cleaning your parking space and getting rid of old bicycles, beach chairs, and other items that you no longer use. We are finding it increasingly difficult to clean the garage thoroughly due to the large number of unused bikes and items stored in parking spaces. We have noticed flat tires and bikes that are dirty or rusted from being forgotten in the garage. With the upcoming garage repairs, we may ask you to remove all items from your parking space while work is being done. Consider cleaning out your space ahead of this project or storing items in your storage cages or cabinets.

We recently notified this year's bike lottery winners of their assigned bike room spaces. During the inspection of the bike rooms, we found that they are in disarray. There are bikes without the decals provided by the Association. Winners of the bike lottery must place an Association decal on their bike, as instructed in the bike lottery form. Without these decals, we cannot identify the owners and notify them if their bikes are in the wrong space. We will contact previous bike

lottery winners to try to find the owners of the bikes that need to be moved. However, if we cannot determine ownership, the bikes will be removed and stored for a reasonable period.

The water features in our entryway are now complete. The plants are almost fully installed, with the final step being the installation of lighting. We have received many compliments on the project and will upload photos to our website once everything is finished.

The Building Link software database for the front desk is almost ready to go live. Front desk staff training will be completed by the first week of September. We will start using the new software immediately to ensure the front desk staff is comfortable with the system before making it available to residents. If we have your email or cell phone number on file, these will be set up as your preferred notification method for packages. Packages will be scanned upon arrival, and residents will be notified via text or email. Once we are confident in the software's performance, Building Link will send residents a welcome letter with instructions on how to create an account, log in, and use the portal. Residents will be able to receive notifications for water shut-offs, schedule elevators for deliveries, and change profile settings, including their preferred notification method.

Lastly, our building's fire pump will be replaced from mid-September to early October. We expect a very busy fall season with workers frequently in and out of our garages for various building projects.

Upcoming Events:

Our next Board meeting will be held on Friday, September 20th at 10:00 AM via Zoom or for listening to the meeting, in the manager's office. Zoom link below

<https://us02web.zoom.us/j/87292986508?pwd=vBtNVPuajvHhDPOi3QPcpgboU1PTpq.1>

Meeting ID: 872 9298 6508 Passcode: 875307

Sincerely,

Perla Bustamante

Building Manager