



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

El Encanto Homeowners:

June 28, 2024

Building News:

Summer days are here and El Encanto is ready for the busy summer season. Our wonderful maintenance staff completed the installation of our new trash room flooring. The upper, lower, and exterior doors have all been painted. The terrace has been spruced up in time for summer patio use. Hallway carpets have been cleaned from the PH floor to the 6th floor. The remaining carpets will be cleaned after the July Fourth weekend. Touch-up painting of our elevator lobbies and hallways will be scheduled for September.

Our two janitorial staff, Abby and Ernesto, work daily to keep El Encanto immaculate. They take care of our trash and recycling and keep the hallways, garages, terrace, and main lobby clean. Their workload increases during the summer months, so we appreciate you being considerate and flattening recycling boxes in our recycle bin and shelf as the space is limited. With only two janitorial employees for a full building, we must keep in mind that the trash rooms are emptied once per day. Please remind your family, guests, and tenants that trash should not be left in the recycle bins. Food waste can be brought down to the green waste container located on the upper-east side garage next to the Trash room.

Recently, we had a leak affecting nine units on the 03 stack. The cause was a faulty washing machine. Not one of the affected units had the leak detectors we have been recommending to our homeowners. Leak detectors could help us provide a faster response to water leaks, potentially saving money on repairs. We have ordered leak detectors for owners who have expressed interest in the installation of the detectors. If you will be in town this summer, it could be the perfect opportunity to help you install these detectors. Let us know before your arrival to order the leak detectors needed for your unit. The leak detectors will be invoiced to you after they are installed.

The proposed rule modification is enclosed. This rule change is for our Homeowner Unit Modification Rules. Specifically, to increase our remodel fees. The rule may be adopted after the 28-day comment period.

Our annual bike lottery is coming up! Please return the enclosed Bike Lottery form if you wish to enter this year's bike room lottery.

Other News:

An amendment was made to the City of Coronado's Beach Fire ordinance and was approved by the City Council on June 18, 2024. The amended ordinance will take effect on July 18th. The revision permits only propane-fueled fires on the South Beach in front of the Shores.

The manager has joined CACM and The Priority Center which provides school supply-filled backpacks for foster youths throughout Southern California. If you are interested in doing something to benefit foster children, please consider donating a school supply item or items for the backpacks that will be stuffed on July 22nd. The list of school supplies needed will be posted on the community bulletin board. The items can be dropped off at the manager's office where we will have a box to collect the school supplies.

Upcoming Events:

Our next Board meeting will be on Friday, July 19th, 2024, at 10:00 AM via Zoom and in the Manager's office for listening. Zoom link below.

Join Zoom Meeting

<https://us02web.zoom.us/j/89596012367?pwd=gSF1zrLTb6wySPO0agsvWvRAa57jsE.1>

Meeting ID: 895 9601 2367 Passcode: 014243

Campus News:

The Powerflex proposed electric vehicle charging plan for the campus parking was approved at the last L&R meeting.

Have a happy and safe Fourth of July!

Sincerely,

Perla Bustamante
Building Manager

Brent Yoder
President, Board of Directors