

October 19, 2022

I am a few days early because I will be out of the office Thursday and Friday. I did not want to skip a weekly update.

We have a full house today, roof adjuster/inspector, interior adjusters and the reconstruction crew is all on property.

The roof adjuster (Robert) is inspecting the roofs done up to this point to make sure everything was done per the estimate and that the roof has the necessary slope and scuppers to aid in draining the roofs of water. We have a few condensation lines to replace but other than that---all roofs were dry! We will see how the weekend goes with the forecasted rain.

The interior adjusters are back on property to complete some inspections and to check the demo/abatement process and reconstruction process. These two gentlemen (Mike and John) will be out periodically to check on status and to handle any problems that arise with the interior reconstruction. Mike and John will be updating the estimates to reflect the additional work that needs to be done.

Stratton was in and I was able to get a little information on the replacement items. For those owners who will need cabinets, you can go to Timberlake Cabinets Tahoe and the Maple Rye cabinets are readily available, all other colors under the Maple line are allowed however they have an 8–12-week delivery timeframe. You may also choose painted. These cabinets will have a 20% surcharge added plus the additional wait time. I have two samples of the carpet allowed in the office. These samples have color choices. I do not have the allowance amount for tile if that is what needs replacing. If you're with Titan, I have not received samples or information yet. Mike and John will be meeting with Titan tomorrow so hopefully I will have more information soon. If you need countertops replaced, you can expect regular laminate and the vanities will be stock Home Depot white cabinets. If a kitchen sink is to be replaced it will be the standard stainless steel. The contractor will not re-install any lighting or fans that may have been damaged by water. They will replace the lights with the standard 10"-12" round LED lights or white fans. If Stratton is your contractor, please meet with Dorothy next week to see your options and make your choices...only if you

require any of the stated replacements. The sooner our contractor knows, the faster the job will go.

I know this is very vague information, but I can only share what I know. I will continue to work to get samples and more information regarding replacement items and processes.

The next roofs on the list are:

369 Tierra    329 Tierra    414 Pena    103 Quinta    316 Quinta    445  
Esperanza

For those who may be keeping track, once these are finished, we will have replaced 28 roofs. I personally think this is going fast. Of the 117 roofs that have reported hail damage, 78 has reported interior damage. This leaves us about 50 more roofs to complete our priority list. At the rate the roofers are going, I am thinking estimating about 3 months to finish these buildings---not too bad.

I spoke with Humberto, and he will begin the reseeding process on Monday. Please expect noise and dust in your area while they work. The full process for all the green areas takes about 4 weeks. I am cutting out a couple of green areas this year to try to save on seed and water.

We have a small crew of 2.5 for paint and masonry jobs. These men will start prepping the curbs for paint and get this project underway. Volunteers...do not worry, we will still need assistance getting this job done. I am hoping to get all the smaller projects done before the first of the year when we start scheduling our buildings for paint.

Remember, we still need some people to step up and run for a Board opening. We will have two open spots come February. Please pick up an application in the office. All applications received will be forwarded to the nomination committee for review and approval. All applicants must be in good standing with the association and must not be known to break any of the association rules or regulations.

I want to remind everyone that Lila has planned for Oktoberfest. This will be held at Penasco Park on October 29<sup>th</sup>. Please sign up in the office to receive a ticket for

your meal. All attendees are asked to bring a dish (salad or desert) for 10-12 to pass. It will be good to see you all out and about visiting with your neighbors.

Dorothy