

1. Above ground work

a. Trees – Trimming and removal of trees at select locations will continue throughout the year. Areas where trees are lifting gutters and interfering with drainage and trees that may present a hazard are targeted first. The park has removed trees from more than 10 different common areas and 90 homesites.

b. Transformers – All 22 transformers were inspected and had preventative maintenance performed by a licensed electrician. All were found to be in a serviceable and safe condition; only a few required minor repairs such as circuit breaker replacement.

2. Underground work

a. Storm drain – Two sections of 30” diameter drain pipe were replaced due to corrosion and partial failure at the entrance to El Bosque and across Nicholson Lane. A third section of drain pipe is being replaced in El Bosque; the work is in progress. Hundreds of yards of silt and tens of thousands of gallons of water have been evacuated from the drain system to improve drainage and flow. The park remains committed to improving drainage; these repairs will continue throughout the year.

b. Electrical One of three legs of the electrical main feeding Los Encinos shorted during late fall of 2023. Temporary repairs were made to minimize utility interruption to the residents. Permanent repairs were delayed by weather and conflicts with the drain pipe repairs mentioned above. The permanent repairs were completed early February. Onsite management did a great job of managing the logistics of crews, equipment and traffic to minimize impact on the residents.

3. Basketball court sump pump – a new basin, vault and pump were installed to mitigate pooling water on the court during the wet season.

4. Water and flood damage – Some homes near the entrance to Spindrift experienced minor flooding after the City’s 10” watermain burst underground. Management contacted the city and sought guidance on how residents may file claims for damages related to the flooding; that information was conveyed to the affected residents.

5. Parking – The number of parking violations issued and vehicle tows have decreased significantly.

6. Security – The security service provides regular patrols at “random” times throughout the evening. They also lock up the facilities at night. No vandalism or unauthorized access to park facilities has been reported in recent months.

7. Upcoming improvements

a. Street lighting and curbs – Management intends to replace lighting fixtures to improve visibility and aesthetics. The curbs in areas impacted by tree roots are targeted for replacement.

b. Fencing El Bosque exterior – The fencing along Nicholson Drive needs repairs. The park may replace the entire fence in this area.

c. Security cameras 2 phases – Security Cameras will be installed on all park facilities; the cameras are intended to mitigate unauthorized access and identify vehicles of “bad actors”; non-residents accessing the property late at night. This helps law enforcement identify criminals.

d. HCD violations – Over 100 space violations have been corrected. Management assisted both residents and HCD in corrections without the need of legal intervention. However, some residents have refused to comply and the HCD has compelled the park to pursue legal action. The park actively engages in the interactive process to resolve matters without eviction.

e. Pond – The pond in Los Encinos will need to be dewatered and de-silted to fully correct and repair the storm drain system. The park is engaging appropriate engineers and agencies to assess the pond and derive a plan of action. The site survey and assessment will take place in the spring.

8. Utilities

a. Meter man

b. PG&E 30% rate increase The following is from PGE’s website. The General Rate Changes are captured by our billing service and applied to the applicable usage period(s):

“The GRC’s impact on monthly customer bills:

An increase of approximately 12.8% in 2024, 1.6% in 2025 and decrease by 2.8% 2026. The typical bill will increase by about \$32.50 in 2024, \$4.50 in 2025, and decrease by almost \$8.00 in 2026.

Typical residential non-CARE combined gas and electric bills: An average increase of 3.6% over three years (2024-2026).

Typical residential CARE customer combined gas and electric bill: An average increase of 3.8% over three years. Typical bills will increase by about \$21.50 in 2024, \$3 in 2025, and decrease by about \$5.50 in 2026. Customer bills may vary based on location, energy use, rate plan, program enrollment, weather and other factors. Rates take effect January 1, 2024. However, customers may not see the change in their bill until February. It depends on their billing cycle.”

Best Regards,

Adam Evans

Director of Operations, Evans Management Services