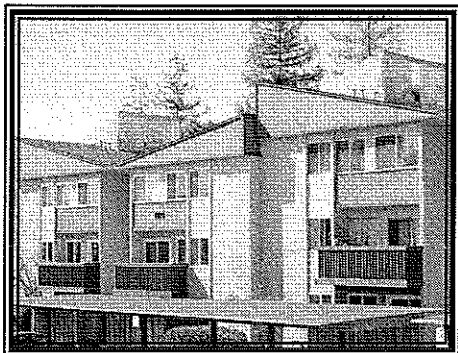


# California Gardens Community Newsletter



California Gardens Homeowners Association Newsletter

February 2008



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## RE-CONSTRUCTION PROJECT APPROVED BY THE MEMBERSHIP!

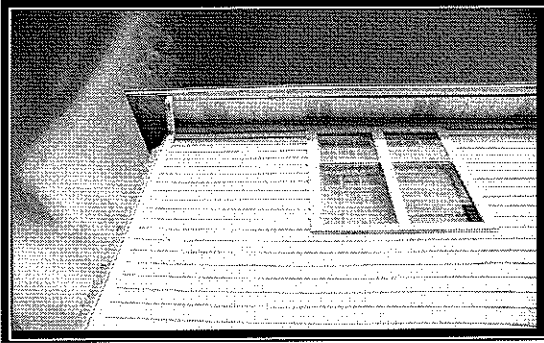
On February 12, 2008, at 7:00 PM Skipolinis Pizza in Walnut Creek, the Election Inspector received and counted the ballots and confirmed there was a quorum needed for the vote on the re-construction project-reserve allocation loan. A majority of the ballots indicated a "yes" votes-24 votes vs. 8 "against" votes to approve the project and re-construction needed at the Association.

From the comprehensive list of vendor selections and project specifications prepared by C.L. Sigler and Associates, Project Managers, the Board has selected Sykes Construction to do the exterior repairs. These repairs will include replacing the siding, elevated balcony repairs, pool and bike storage buildings, replace wood air handlings screens on roofs, repair cracked stucco, apply flashings at inside and out side corners. Replace all fascia components and trim. Construct new dumpster enclosure, new deck enclosures that face the parking lot on the ground floor that will be consistent with the siding. Resurface the concrete landings and asphalt repair/replacement in the driveways. They will also provide barriers, notices and warning signs or caution tape as necessary.

Old Country Roofing has been selected to replace the existing roofs with 50 year roof by Certain Teed composite single. Old Country roofing is a Certain Teed approved contractor.

R.E. Brocker Painting has been selected to re-paint all exposed and finished surfaces with Dunn Edwards Paint and colors will be chosen for the trim and stucco and front doors. The project will include power washing not to exceed 17% moisture on the stucco.

Attorney, Erica Brynes, of Hughes and Gill is preparing the necessary paperwork for final loan approval from the lender, Community Association Banc. The monthly assessments starting with the smaller units-\$344.10, \$515.32 and \$620.37. Notices will be sent confirming the date of the increase.



## WINDOW REPLACEMENTS

C.L. Sigler is reviewing window upgrades for residents that want to install double pane vinyl windows during the re-construction project. The cost to the owner maybe more attractive than regular contractor pricing, and the installation will tie in with the siding replacement.

Residents will be notified when a decision is reached.



## BOARD'S WISH LIST

The Board has added items that they would like to be included in the project if financially feasible. They include:

- Upgraded exterior lighting
- Replace and paint the fascia board on the covered parking structures.
- New monument at the entrance to the Association.

If you have a request you would like added to the list, please contact Marsha at ACI at 925-672-2221 x 227 or e-mail, [Marsha@acihoa.com](mailto:Marsha@acihoa.com)



## SATELLITE DISH REMOVAL

It is the owner's responsibility to remove your satellite dish prior to the start of the re-roofing project. When the dishes are replaced, they must be installed using the approved guidelines from the Association.

Satellite dishes cannot be installed directly on the roofs.

Please contact Management if you need a copy of the installation guidelines.