

**Project Update.** From the beginning of the construction last month, the project team has continued to coordinate on-site conditions. As expected, this has resulted in a number of relatively minor changes and re-sequencing of tasks. Please read this newsletter carefully for details on what has changed, and how it will affect you and your home.

The schedule for the Main Work previously published with Newsletter #1 will not be appreciably affected by these changes; we have kept the project moving and will continue to do so. For instance, the roofing work is progressing ahead of schedule for many clusters. Please see the attached Updated Project Schedule: December 6, 2012. In addition to this monthly Newsletter, residents in homes actively in construction can look forward to end-of-week e-mails that will outline the activities scheduled for the upcoming week for their cluster. Those e-mails will provide specific information and instructions, outline project expectations, enable you to plan and ask questions.

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#### **Clarifications to the Project Plan: Windows & Doors**

1. Milgard has been chosen as the window manufacturer (rather than Marvin) because Milgard is able to custom-fit windows to accommodate framing size variations that have been discovered on-site. Milgard windows are comparable in terms of quality and will cost less overall than Marvin. Milgard windows also had been selected by many homeowners for their own replacement work. There have been delays of a few weeks while the final details of the window & door installation/materials have been worked out; therefore, we have adjusted for delivery dates for door & window installations for units in progress. We are re-sequencing other project tasks to enable work to keep moving forward, causing no overall project delay. It will be the first two clusters of homes who will be most affected by the time necessary to receive the windows & doors onsite. Look for future notices for when the window units are delivered and this work will commence.
2. Design clarifications. We would like to inform those homeowners who selected the “match existing” fixed door option that there are several details that will not be aesthetically exactly the same, due to required improvements to ensure waterproofing integrity and various onsite conditions:
  - a. All thresholds will be outswing type. This is an improvement in waterproofing and a more straightforward installation. Aesthetically, this means that the fixed door units will line up closer to the exterior of the wall than they do now.
  - b. Fixed door astragals (the molding that covers the joint between the two doors and provides the weather-resistant seal) will be the same as those used for the operable doors. These have an aluminum mill finish and are paintable on the inside, if so desired by the homeowner.
3. For those homeowners who selected new (operable) windows instead of the previously fixed doors, the Milgard units (as did the Marvin units) require blocking to accommodate the window inset as viewed from the exterior. Aesthetically, this means that the interior trim will be approximately 1 ½ inches lower than the top of the existing doors.

#### **Clarifications to the Project Plan: Roofing**

Originally, our belief was that reusing the roofing tiles would save money. During bidding, however, we found out that new tiles would be less expensive. The Board has agreed on replacement of all roof tiles with the color closest to existing and selected a complementary bronze color for the new O'Hagin

vents. The roof tiles have been ordered and are expected on site within the next week or two: expect to see them going up on the first cluster soon. The roofing work to date has focused on demolition and re-papering of the tile sections only, rather than performing all the roofing work at once. The buildings can safely be left this way as it is the roofing paper which is the actual waterproofing shield; tiles serve as protection for the paper. Workers will return to complete the re-roofing for the flat roof sections as weather permits.

**NOTE.** The roofs are accessed by positioning a boom lift over the courtyards for removal of the old tiles and debris. You will be notified of dates for your home when access to your courtyard is required to position the boom lift. You will be required to leave your courtyard unlocked every work day for the duration of the re-roofing project. No access will be required into your homes for this work. While the boom lift is in place, caution tape & safety cones will be placed in your courtyard clearly indicating when it is not safe to enter. This will be limited to actual demolition times – you should plan to enter & exit your home through the garage or patios. During re-roofing, you do not need to clear your courtyard or decks; however, as a precaution, think about moving your fragile plants or personal items away.

**A few thoughts going forward.....**

1. Sto (stucco) color samples will be reviewed by the Board before the final decision is made. The intent as always has been to match existing color schemes as much as possible.
4. Door keying & hardware. The Board and project team are exploring options & pricing.

**Safety is Everyone's #1 concern:**

- Please watch your children and keep them away from work areas and off scaffolding.
- Do not enter or pass through work areas, areas that have caution tape or are barricaded.
- Be mindful of construction activity and vehicles.
- Please keep away from the project Site Office, materials staging areas and worker facilities.
- Do not use the project dumpsters for personal use.
- Neighborhood Watch. Please report any suspicious after-hours activity to the police. While all materials & tools will be secured at night, alert residents are the best theft deterrent.

**Work hours are 7:30 am to 5:00 pm Monday through Friday.**

**Holiday Schedule: No work from December 22 through January 1, inclusive**

Contact Stonemark's Project Manager, Bob Landegger by e-mail at [bob@stonemarkcm.com](mailto:bob@stonemarkcm.com), or in case of *emergency*, on his cell: (805) 705-3107.

**Important Notice from Your Board.** The MOU provides that IF there are any funds remaining after completion of the project, those funds may be used to repair water damage within the units. These funds would be distributed to homeowners at the end of the project only after all other expenses have been paid. If you decide to repair water damage in your unit after Nov 1, 2012, but before the end of the project, please document the damage by photo or by showing it to a board member if it does not photograph well, and then keeping your receipts for the repair. Monies can be distributed only where there are receipts for repairs of documented leaks. Homeowner sweat equity will not be reimbursed. You may also wait until the end of the project and determine then whether you wish to repair interior leaks. No promises for any reimbursement. It depends on fund availability.

Thank you for your patience and cooperation during construction!

Attachment: Updated Project Schedule: December 6, 2012



## West Campus Point HOA Exterior Renovations Project

### Updated Project Schedule: December 6, 2012

Note: This schedule is subject to change. Actual start & completion dates may be earlier or later than noted. Please note the "Finish" roof work dates reflect an 85% completion; final roof tie-in will be completed with the main work. Look for e-mail notifications for activities affecting your home. We intend to keep all residents informed.

Cluster / Units	Roofing		Main Work	
	Start	Finish	Start	Finish
Units 911-919	in progress	Dec 7	Nov 5	Feb 15*
Units 901-909	in progress	Dec 21	Jan 7	Mar 19
Units 921-928	in progress*	Jan 18	Feb 21	Apr 28
Units 931-938	in progress*	Feb 22	Apr 2	Jun 12
Units 941-947	in progress*	Mar 22	May 10	July 17
Units 951-957	Dec 17*	Apr 5	June 17	Aug 18
Units 961-968	Jan 7*	May 3	July 23	Sep 28
Units 971-979	Jan 21*	June 5	Aug 20	Nov 4

\* Holiday Schedule: No work the week between Christmas and New Years Day