

# VILLAGE PALOS VERDES

## HOMEOWNERS ASSOCIATION

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August 21, 2009

Dear VPV Homeowner:

### **Clarification / Anonymous Mailers**

Recently homeowners received a four-page anonymous document, "How We Have All Benefited From the Delay." This mailer is highly inaccurate and consists largely of personal opinions. The correspondence included statements presented as quotes from litigation deposition testimony, which were also inaccurate.

To clarify some recent misleading statements by those opposed to the renovation, the contract for General Contractor services was executed in advance of the renovation special assessment vote enabling the expertise of professionals who specialize in the type of required repairs to be incorporated in the detailed project plan. Enlisting this help early in the planning process allowed a thorough construction plan and budget to be developed as a basis for the renovation prior to seeking assessment approval. This method allows homeowners to base their decision on what the renovation is planned to include / exclude and assists in mitigating the risk for additional special assessments to cover unplanned construction costs or repair method changes.

The VPV Board of Directors, supported by the Exterior Renovation Committee, VPV Professional Property Management, and our Construction Management Consultants performed their due diligence in securing the contract which best suited the needs of VPV. This contract method is common with HOAs undergoing extensive renovation projects who do not yet have detailed construction drawings, approved design, or specific materials identified. The General Contractor has received no compensation to date for the hundreds of hours spent participating in the repair investigations and planning for the most efficient construction plan to suit VPV's needs. The HOA has previously been advised that the majority of the sub-contractor bids were approved as lump sum agreements. All HOA contracts related to the VPV Exterior Renovation Project were reviewed and approved by the Association's Corporate Legal Counsel in advance of the Board's acceptance / approval.

If you have any specific questions or need clarification regarding the Association's position and actions regarding the Exterior Renovation Project, you are encouraged to submit them in writing to the Board of Directors c/o Scott Management Company, at 3820 Del Amo Blvd. Suite 324 Torrance, CA 90503, who will then review incoming correspondence during the regularly scheduled monthly Board Meetings and will respond to your inquiries in writing. Homeowner's written requests for specific HOA documents are responded to within the guidelines established by Civil Code.

### **Litigation Update**

Documents regarding the litigation will continue to be posted on the VPV website as they are approved for posting by VPV legal counsel. The path to locate these documents is: <http://www.villagepalosverdes.org> Once you arrive at the home page, select "News", then select "Exterior Renovation Project" followed by "Renovation Litigation."

An alternate source of information is:

<http://www.lasuperiorcourt.org/civilCaseSummary/index.asp?CaseType=Civil>  
In the case number box, enter "BC402717"

### **Architectural Committee**

The Architectural Committee is looking for additional committee members to establish guidelines for VPV architectural related modifications. The committee will propose standards and guidelines for adoption by the Board of Directors and inclusion in the VPV Rules and Regulations. The committee will administer and review all written requests for architectural alterations which may affect the interior and exterior of any dwelling. The goal of this process is to return to a program where remodeling plans are submitted for approval to ensure the VPV common area assets are protected. This approval process can also be beneficial to the individual homeowner as lessons learned through other similar remodeling efforts in our complex can be shared to help improve your plan. Homeowners interested in serving on any of the Architectural committee should contact Ariel Hess at Scott Management Company via phone or e-mail to have your name added to the list.

### **South Pool Renovation and Retrofit Work**

The South Pool Renovation and Retrofit Work have been completed. The Pool and Spa now meet the Virginia Graeme Baker Pool and Spa Safety Act (VGB Act), which is a federal law that took effect December 20, 2008.

Reminder: The pool areas are open from 8:00 AM to 11:00 PM. The swimming pools and pool areas are for the use of the residents and their invited guests only. The number of guests in one group in the pool at any one time is limited to four (4) per family. Owners are reminded that they are responsible for the conduct of their guests at all times, and only residents 18 years or older may invite guests into the pool area. Please be respectful of your neighbors and keep noise levels at the pool at a minimum past the established 10 PM. quiet time. No glassware or bottles are allowed in the pool areas.

### **Annual Meeting Date Reminder**

The Annual Meeting is scheduled to take place on Thursday, October 8<sup>th</sup>, 2009 at 7:30 PM (Sign In will begin at 7:00 PM). The Annual Meeting will be held at the Palos Verdes Inn, 1700 S. Pacific Coast Hwy., Redondo Beach, CA 90277.

### **Parking Rules Reminder**

- No vehicle belonging to an owner, tenant, or guest shall be parked in a manner as to impede or prevent access to any unit's garage or prevent normal ingress and egress to and from the streets and units. Exceptions are allowed for temporary parking while washing or unloading such vehicle or for servicing of units contracted services, such as carpet cleaners, plumbers, etc., while actively engaged in such servicing.
- Owners are responsible for their guests, and any guest parking illegally will be considered a violation by the unit owner.
- "No Parking" signs and "red curb" areas must be observed, along with Section 10.204 of the Uniform Fire Code, which states, "The required width of a fire apparatus access road shall not be obstructed in any manner, including parking of vehicles...".
- NO PARKING IN DRIVEWAYS, except for temporary unloading, and/or washing, of privately owned vehicles or for contracted servicing of units as described in Rule 1) above, will be allowed. Residents may not park in front of their own garage except for the purpose of immediate loading or unloading, and/or washing of privately owned vehicles.
- Guest parking is provided in the designated areas for the use of guests only. Guests are considered to be people visiting on a short term basis. For the purpose of defining parking restrictions, a "short term" is considered to be parking not more than twice per month (30 days continuous) for a maximum of 72 hours each time. Furthermore, the use of more than one vehicle for purposes of avoiding the "twice per month" rule is still a rule violation. Staff of the Association or Association-contracted employees may park their vehicles in the guest parking areas while engaged in business on the condominium property.

Sincerely,

VPV HOA Board of Directors