

VILLAGE PALOS VERDES

HOMEOWNERS ASSOCIATION

July 1, 2010

Dear VPV Homeowner(s):

Neighborhood Watch

The Riviera Homeowners Association has advised their membership about a recent increase in home robberies. Heightened concern is that these crimes occurred during the day and that some residents had actually seen the thieves but did not realize they were intruders on the neighboring property. VPV is experiencing an increase in the number of rental units and homeowners may not recognize everyone on the property. Please be vigilant about keeping garage doors closed (included in the Association's Rules and Regulations) and help to watch out for neighboring properties. Homeowners are encouraged to learn who is living in the area to more easily identify potential intruders. A good practice is to inform your neighbors when you plan to be away on vacation so additional oversight can occur. Please be sure to regularly check your front doorstep to remove advertising flyers which when left overnight can make the unit appear vacant. Exterior Renovation materials will be stored on our property and we are our own best security force. Please immediately call 911 if you observe anyone who is tampering with or removing materials and is not a part of the construction team (identified by PSC shirts), especially if it is not during construction hours. Anyone interested in establishing a formal Neighborhood Watch Program is encouraged to contact Ariel Hess at Scott Management to volunteer.

Logistics for Construction Crews

PSC will have approximately 50 employees on site during construction. As originally planned, the South Pool will be made available to the construction crews for scheduled breaks and lunch. Additional break areas will be pre-approved by the Association and temporary tents erected to provide shade. The temporary tent areas are not to be used by any homeowners or their guests.

It is anticipated that existing foliage in the VPV landscaped areas will suffer damage during construction. Some sprinklers will be capped to prevent wasting water.

Construction crews will be advised that VPV is becoming a smoke-free property and that smoking will be prohibited in VPV common areas making it mandatory to exit the complex and smoke only on the public sidewalk areas.

The construction plan advised homeowners that temporary parking areas within the complex would be dedicated to the project throughout construction. Homeowners are also advised that the construction crews will be parking on Palos Verdes Blvd bordering VPV. Please take appropriate precautions as you drive along Palos Verdes Blvd during this project. Parking restrictions will be enforced and homeowners are reminded that no parking, even temporarily, is permitted in fire lanes.

Slow Down

Speeding, driving through stop signs and driving through the entire complex are increasing hazards at VPV. Additional congestion, slow moving pedestrians and distracted children are all high risks within the narrow driveways of our property. Please cooperate and adhere to the 5 mph limit while on VPV property and obey stop signs at posted intersections. Entering and exiting VPV by using the driveway closest to your unit rather than driving through the complex not only cuts down on unnecessary noise but directly reduces the risk of accidents and injuries. Traffic congestion will be extreme in the construction areas and homeowners may need to use alternate entrances while work is performed in their Phase.

VPV New Construction Photos Available on VPV Website

Photos of the repair area at 424 PV Blvd, using the new construction methods for the Exterior Renovation Project, are posted on the VPV website. The original light fixture is shown in the photos and will be replaced when the balance of the renovation work is performed on this unit. Photos of on-going construction will periodically be posted to the website.

Garage Door Decision Reached – Homeowner Option Added

The Exterior Renovation planning team selected three locations to have prototype garage doors installed. These installations at VPV can be additionally challenging due to the size requirements of the doors, the uneven original construction framing and the variations in the grade level at the base of entries. The original VPV doors were individually built for these conditions and are not manufactured garage doors. Switching to a standard residential door is a significant change from what VPV homeowners have currently. The doors selected for the test installation locations are made of 24 gauge steel which is the heaviest gauge steel available for a residential application. Feedback from the unit owners in the test installations indicated some lack of satisfaction due to what was characterized as the doors being “flimsy” and the roll up versions making noise during operation. The project planning team does not disagree that the new doors are flimsy because the metal will flex when pushed upon and are not a direct comparison to the existing VPV doors which are extremely heavy. They also acknowledge that a roll up steel door does make some noise as it is being lifted or lowered. In response to the homeowner requests for an alternate option, the project planning team investigated additional door specifications. In conclusion, the Board has approved the addition of a homeowner option to upgrade the garage door of their unit to a door which includes an insulated backing, providing additional rigidity. The project budget allowed for the standard residential doors and the insulated doors are a cost impact that the project budget cannot afford. The option for the upgrade will be managed using the same process as the window options made available to some units and the option to purchase a new heating / air conditioning unit for others. A sample of the upgraded insulated door will be available for homeowners to see before they are required to make the decision to purchase the upgraded door. Every unit will be measured for a garage door specific to that location. Once the door has been ordered, the option to upgrade to an insulated door will not be available. The cost of the upgrade is \$237.

Are you an Off-Site Owner?

VPV off-site homeowners with tenants or residents occupying their unit are responsible for providing the Association’s Rules and Responsibilities as well as other communications which directly affect the quality of life at VPV. Uninformed residents or those who disregard the rules not only affect the homeowners around them but expose the Association to additional costs for processing rules violations notices and other administrative tasks. Please help your neighbors and the Association by sharing information appropriately.

Defacing or Removing Signs is a Crime

VPV temporary signs announcing Association news have been defaced and stop signs have been stolen. Defacing or destruction of VPV signs, including temporary signs and those of the construction contractors, is considered vandalism and will be reported to the Torrance Police Department. All thefts will be reported to the Torrance Police Department. Please help to keep Associations dues from escalating by working together to maintain the Association’s property.

Phil’s Role is Changing

Phil Greer, On-Site Maintenance Manager, is transitioning into an expanded role as VPV’s construction coordinator. It is imperative that homeowners report all maintenance items to Scott Management so they can be accurately tracked and scheduled. PSC notifies units prior to construction of the specific contact details for the renovation project. Please help the business of maintaining VPV by using the established processes and increase the opportunity for the project to be additionally successful by allowing Phil to concentrate on the demands of his role.

Special Assessment Collection Status and HOA Loan Balance

Special assessment balances paid by a couple of homeowners allowed the Association to re-pay a portion of the HOA Loan and have the balance re-amortized. The current principal loan balance is \$3,204,500. As of the date of this communication, the following figures represent the status of current Special Assessment Collections:

- 127 Units paid in full
- 44 Units enrolled in the monthly contribution program
- 8 Units delinquent
- 1 Unit under evaluation for the Non-Foreclosure and Hardship Agreement program

Village Palos Verdes Homeowners Association

REPAIR AND RESTORATION POLICIES FOR THE EXTERIOR RENOVATION PROJECT ADDENDUM #1

(Addendum #1 - 6.28.10)

Garage Doors

The Garage Doors and openers will be replaced in each unit. The new metal doors will replace the original heavy wooden doors. Homeowners will have the option to upgrade the garage door for their unit by ordering it to include insulation, at their own expense. This option will be offered through a form that each homeowner will receive. Each garage needs a "work area" to be cleared prior to installation. The "work area" is defined as the space that the overhead door and opener will cover when it is in an open position, (this would be about 10 +/- feet into the garage from the closed door) including space at both jambs for installation of hardware. Please remove ALL personal items from the "work area". Neither PSC, the garage door company, nor the HOA or the Construction Manager will be responsible for damages to items you choose to leave in this area once work begins on your building. Prior to the installation of the new garage doors, the Contractor will inspect the conditions of each unit and notify the homeowner if any additional clearances are necessary for the work to be completed.