

# VILLAGE PALOS VERDES

## HOMEOWNERS ASSOCIATION

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June 11, 2010

Dear VPV Homeowner(s):

### **Exterior Renovation Project – HOA Loan Funded**

The Association secured funding in the amount of \$3,390,000 for the balance of the exterior renovation project budget, providing financing for homeowners who did not pay the balance of the Special Assessment in full. Working with HOA Loan Specialists in the Community Association Banc division of Mutual of Omaha Bank, executed loan documents were returned to the bank on 6/11/2010. Details of the loan terms will be communicated soon. Now that the loan rates and fees are set, Homeowners enrolled in the monthly assessment contribution program for the HOA Loan will receive an amortization schedule to identify the values of each monthly contribution allocated to principle, interest and fees.

### **Construction Begins July 6, 2010**

Professional Services (PSC) will issue "door knockers" (paper notices delivered to front-doors) to the first units scheduled for construction, notifying them that construction will begin on 7/6/2010. Other units planned for work during the first part of construction will receive the planned 30-day initial notification. PSC will be on the property starting the week of June 14, 2010 to begin setting up material staging areas, meeting with sub-contractors to finalize work plans and other pre-construction activities. The enclosed construction schedule outlines the planned timing for the first four buildings. This is a preliminary schedule and more accurate information and timely updates will be provided to units under construction using the "door knocker" system. As work progresses with the initial buildings, the construction schedule will be reviewed and updated to reflect any changes and redistributed to homeowners and posted on the website. Regular updates on construction progress will be communicated.

For all those procrastinators among us, now is the time to review the Repair and Restoration Policy and take action to get our own individual units ready for work. Off-site owners are reminded that they are accountable for actions or lack of appropriate preparedness by their tenants and residents. Please provide your cooperation during this time by welcoming PSC to our community and not interrupting them while they work. Please also be sure that your guests, pets and personal belongings are attended to and ensure all are well out of the way of any harm with the expected congestion and additional obstacles.

### **Work Completed on Select Renovation "Test" Areas**

As previously communicated, repairs to a limited area in the back of 424 PV Blvd were completed. This specific area is difficult to view as it is bordered by the greenbelt between buildings. Repairs were made to areas experiencing on-going leaks, causing damage to the interior of the unit. Following the repairs, new finishes were installed, including new siding, patio deck coating and a new sliding glass door. The repair and the new materials were deemed a success and photos of the finished work will be posted on the VPV website.

Work is not yet complete on the three garage doors, installed to test conditions at: 480, 468 and 496 PV Blvd. The doors are made of 24 gauge steel, the heaviest available for residential applications. Minor adjustments and evaluations are still being made. An announcement will be made once the work in these locations is complete and accepted by the Association.

### **Garage Clearance Required for Construction**

The Exterior Renovation Repair and Restoration Policy omitted the requirement for homeowners to clear a large portion of their garage prior to work on their unit. Everything will not have to be removed from the garage but the majority will need to be cleared for a limited time to permit installation of the new garage door and garage door opener. Contractors will need clear access to the door jams, overhead rails and the opener and the space between each of these elements. A rule of measure is to clear everything underneath the door when it is open and some additional space on the sides under the overhead door rails. Off-site owners with rental tenants are reminded that this requirement is the responsibility of the homeowner. If Contractors are forced to clear any materials in order to perform the work, the cost of doing so will be charged directly to the homeowner.

### **June Homeowner Q&A Posted on the Website**

The Homeowner Q&A for June has been posted on the VPV website under the "News" tab. Copies of this document may be obtained using the Association's document request process by submitting a request in writing to Ariel at Scott Management.

Due to the time consuming nature of providing this level of response on a volunteer basis, the Board is considering discontinuing this service and reviewing alternate methods of providing essential responses. Although the Board is **not obligated** to do so, for the past three years, they remained committed to responding to every question in writing (with the exception of those which could not be addressed due to litigation.) The continual need to provide detailed responses to repetitive complaints veiled as questions is futile and harmful to the Association if it impacts other business needs. Reasonable specific questions regarding VPV HOA business should continue to be sent to Ariel Hess at Scott Management. Suggestions for improvements to this process are welcomed and changes to the current process will be announced.

### **VPV Members Needed for Rules Enforcement Committee**

Every member of the VPV HOA is responsible to abide by the Rules and Regulations of the Association. With much of the Association's focus for the last decade dedicated to a new exterior, chronic abuse of common area restrictions has increased. The Property Management Company and the Board of Directors will enforce the established penalties for violations which are submitted in writing. Many homeowners have notified Scott Management that rules are not being followed or enforced; we need all homeowners to comply with the rules themselves and help the Association succeed in enforcing the rules. Volunteers are needed to contribute to our community by helping monitor and report specific violations so that the Association can enforce the established policies. Please contact Ariel Hess at Scott Management to get involved in helping VPV with this challenge. A revised copy of the Rules and Regulations is currently being reviewed by the Board and will be sent to all homeowners in the near future for the required 30-day review period.

### **Special Meeting of Homeowners Petitioned**

A petition requesting a special meeting of homeowners was received by the Board in late March. In response to a petition of this nature, the Board's only obligations are to acknowledge receipt of the petition and to schedule the meeting. Neither the Board nor the Management Company is required to attend. Information regarding petitions for special meetings can be found within a document titled "Powers of Board and Membership" on the VPV website under the "HOA Information" tab, in the "Board Responsibilities Info" section.

As a matter of business during the monthly Board Meeting held June 10, 2010, the Board scheduled the meeting to occur on Friday, June 18, 2010 at 7 p.m. at the VPV South Pool. Only the two agenda items included in the petition are allowed to be discussed. Homeowners are advised that the Board will not be in attendance at this meeting nor any other representative for the Association.

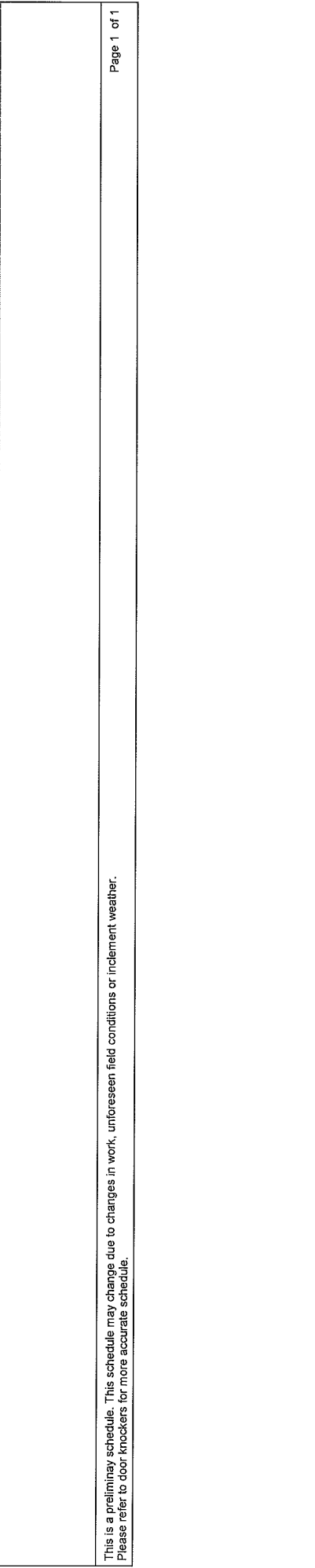
### **Special Meeting of Homeowners requested by Petition**

June 18, 2010 7:00 PM  
VPV South Pool

#### Meeting Agenda

- 1) To vote to delay in demand for the 61K assessment balance until litigation is over and 30 days after the Judge has signed the final agreement ---to allow homeowners to secure their own loans without prejudice of litigation.
- 2) To allow the Board to answer homeowner questions about the potential for a second assessment. We need to hear facts about unforeseen complications and other disturbing references raised at the 3/11 HOA meeting.

ID	Task Name	Duration	Start	Finish
1	Building # 4- Units: 101 through 115 Calle Mayor	20 days	Tue 7/6/10	Fri 8/13/10
2	Scarfolding	4 days	Thu 7/8/10	Fri 7/9/10
3	Removal	15 days	Thu 7/8/10	Wed 7/28/10
4	Windows/Doors	15 days	Mon 8/2/10	Fri 7/30/10
5	Interior Drywall Repairs	15 days	Tue 7/13/10	Mon 8/2/10
6	Entry Deck	15 days	Wed 7/14/10	Tue 8/3/10
7	Siding	20 days	Fri 7/16/10	Thu 8/12/10
8	Roofing	10 days	Mon 7/26/10	Fri 8/6/10
9	Garage doors	5 days	Mon 8/2/10	Fri 8/6/10
10	Painting	9 days	Wed 7/28/10	Mon 8/9/10
11	Punch List and Pick up	5 days	Mon 8/9/10	Fri 8/13/10
12				
13	Building # 5- Units: 133 through 145 Calle Mayor	30 days	Mon 7/26/10	Fri 9/3/10
14	Scarfolding	4 days	Thu 7/29/10	Thu 7/29/10
15	Demolition	15 days	Wed 7/28/10	Tue 8/17/10
16	Windows/Doors	15 days	Mon 8/2/10	Fri 8/20/10
17	Interior Drywall Repairs	15 days	Tue 8/3/10	Mon 8/23/10
18	Entry Deck	15 days	Wed 8/4/10	Tue 8/24/10
19	Siding	20 days	Fri 8/6/10	Thu 9/2/10
20	Roofing	10 days	Mon 8/16/10	Fri 8/27/10
21	Garage doors	5 days	Mon 8/23/10	Fri 8/27/10
22	Painting	9 days	Wed 8/18/10	Mon 8/30/10
23	Punch List and Pick up	5 days	Mon 8/30/10	Fri 9/3/10
24				
25	Building # 3- Units: 117 through 131 Calle Mayor	30 days	Mon 8/16/10	Fri 9/24/10
26	Scarfolding	4 days	Mon 8/16/10	Thu 8/19/10
27	Demolition	15 days	Wed 8/18/10	Tue 9/7/10
28	Windows/Doors	15 days	Mon 8/23/10	Fri 9/10/10
29	Interior Drywall Repairs	15 days	Tue 8/24/10	Mon 9/13/10
30	Entry Deck	15 days	Wed 8/25/10	Tue 9/14/10
31	Siding	20 days	Fri 8/27/10	Thu 9/23/10
32	Roofing	10 days	Mon 9/6/10	Fri 9/17/10
33	Garage doors	5 days	Mon 9/13/10	Fri 9/17/10
34	Painting	9 days	Wed 9/8/10	Mon 9/20/10
35	Punch List and Pick up	5 days	Mon 9/20/10	Fri 9/24/10
36				
37	Building # 1- Units: 474 through 498 & 489-1/2 Palos Verdes	40 days	Mon 9/6/10	Fri 10/29/10
38	Scarfolding	7 days	Mon 9/6/10	Tue 9/14/10
39	Demolition	18 days	Wed 9/8/10	Fri 10/1/10
40	Windows/Doors	20 days	Mon 9/13/10	Fri 10/8/10
41	Interior Drywall Repairs	20 days	Tue 9/14/10	Mon 10/11/10
42	Entry Deck	20 days	Wed 9/15/10	Tue 10/12/10
43	Siding	28 days	Fri 9/17/10	Tue 10/26/10
44	Roofing	17 days	Mon 9/27/10	Tue 10/19/10
45	Garage doors	10 days	Mon 10/11/10	Fri 10/22/10
46	Painting	14 days	Fri 10/8/10	Wed 10/27/10
47	Punch List and Pick up	7 days	Thu 10/21/10	Fri 10/29/10
48				



This is a preliminary schedule. This schedule may change due to changes in work, unforeseen field conditions or inclement weather. Please refer to door knockers for more accurate schedule.