

WELCOME ENCHANTED VIEW HOMEOWNERS



Town Hall #1 – 10/18/23

Agenda for this meeting

- **Design Build Associates (DBA)**
- **Services DBA will Provide**
- **Conditions at Enchanted View**
- **Questions from Homeowners**

Design Build Associates

We are construction managers/consultants and have been in the construction industry for 40 years

DBA provides our clients with the necessary checks and balances to assure a successful project considering time, quality, and cost objectives

We help clients achieve their goals by:

- **Establishing a proper scope of work**
- **Prioritizing necessary repairs**
- **Overseeing project completion in a timely manner**



Village Palos Verdes

180 units

Major Renovation: roofs, siding, windows, more

Essex House

25 units

Marina Del Rey

Before



After

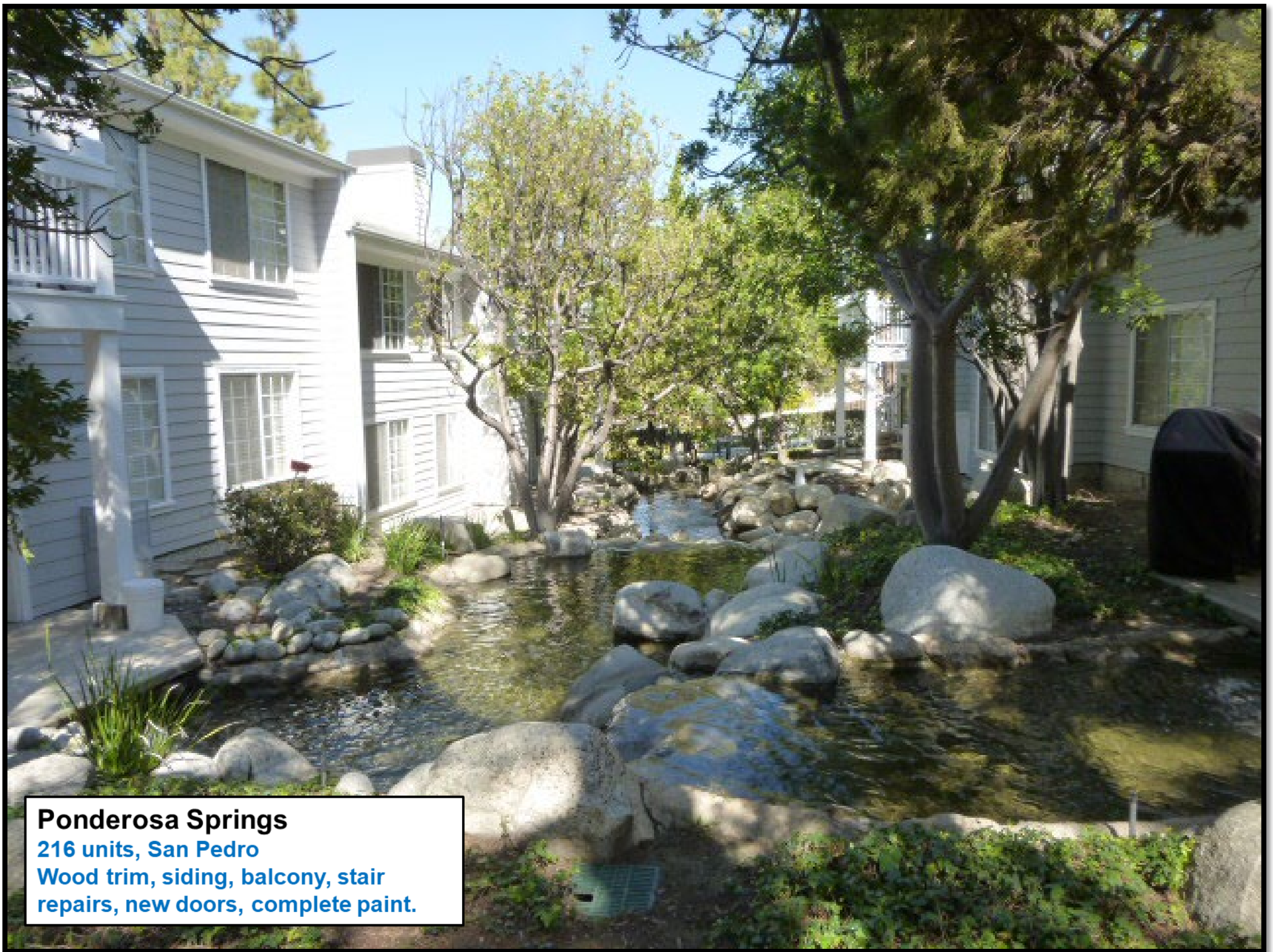


Indigo

77 units Marina Del Rey

Decking and podium waterproofing





Ponderosa Springs
216 units, San Pedro
Wood trim, siding, balcony, stair
repairs, new doors, complete paint.

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Services DBA Will Provide

- **Investigate water intrusion sources and methods of repair at balconies, roofs and elevated walkways**
- **Conduct competitive bidding to qualified contractors**
- **Investigate and make recommendations for lending programs (in conjunction with property manager)**

Services (continued)

- **Coordinate contract documents**
- **Review contractors' certificates of insurance**
- **Verify contractors' license status**
- **Secure the construction contract and schedule**
- **Ensure required agency inspections are obtained**

Services (continued)

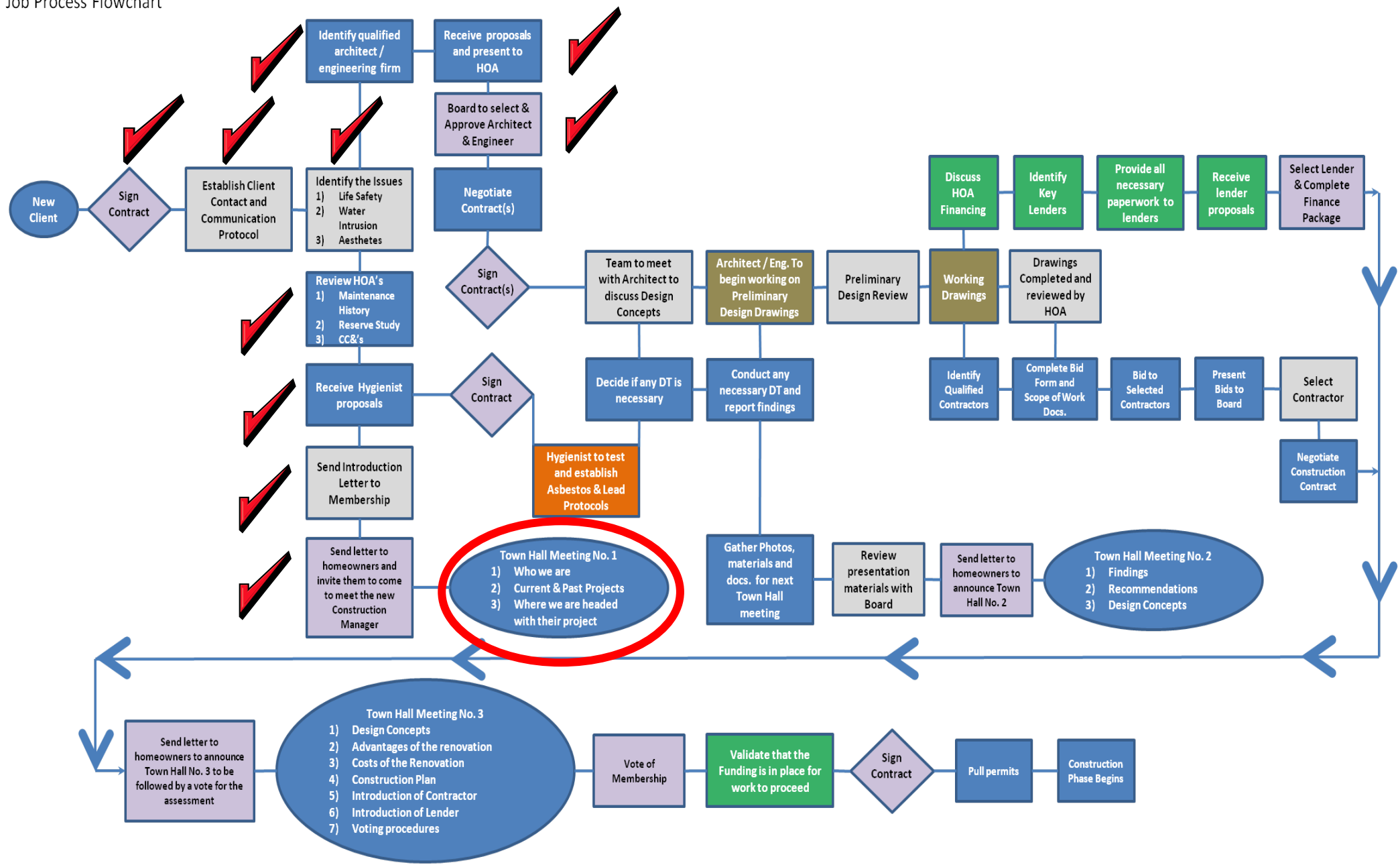
- **Review the work in progress to verify materials and work are in compliance with contract specifications and schedule**
- **Review and approve any change orders for accuracy and reasonableness**
- **Maintain cost accounting records on each contractor, vendor and consultant**

Services (continued)

- **Conduct final inspection of the project and develop a “punch list” of incomplete items**
- **Verify the receipt of all warranties, lien releases and manuals**
- **Ensure proper close out and obtain Notice of Completion**

Enchanted View Homeowner Association

Pre-Construction
Job Process Flowchart



Communication

ENCHANTED VIEW HOMEOWNERS ASSOCIATION REPAIR AND RESTORATION NOTICE (Preliminary) November 2023

This notice is prepared to help and guide the Homeowners and Tenants through the project. It is essential that all Homeowners and Tenants read and understand the information contained in this document.

This Repair and Restoration Notice ("Repair Notice") has been adopted by the Board of Directors of the Harbour Walk HOA ("Association") to help inform the community about the scope of the repair and restoration project ("Project"), to explain how it will impact the common areas and individual homes, to identify the responsibilities of the HOA, the Contractor, the owners and tenants, and above all to ensure the Project proceeds as smoothly and efficiently as possible to a successful conclusion. The Board has made every attempt to be fair and equitable to every homeowner who is a member of this Association, but please understand that the Association is not bound to restore the property to its original or upgraded condition, nor is the Association required to compensate an individual homeowner for personal property that may have to be removed in order to repair the common areas. Please refer to your CC&Rs for specifics.

The Association reserves the absolute right to alter any of this Repair Notice at any time subject to its discretion should we find that during the course of the work certain changes are required to make the project function more effectively.

This Repair Notice is intended to cover all situations that are expected to be encountered during the course of the Project. However, because each unit is unique, homeowners are advised to bring to the Board's attention, in writing, any item that the homeowner feels is not covered by this Repair Notice. Design Build Associates (DBA) is the Construction Manager for the project. DBA's role is to manage the construction activities from start to completion and to oversee the work of the general contractor and its sub-contractors. Written concerns about the Project should be sent to our construction consultant, Dale Meredith at Design Build Associates. He can be reached at 949-250-3910 or dalemeredith@dbuild.com. Any issue that is not resolved will be referred to the Board for its consideration, again with the intent of treating every homeowner fairly.

Homeowners please understand that if your home is rented, it is your responsibility to communicate this Repair Notice to your tenants and to make sure that your tenants and residents/guests comply with the terms of this Repair Notice. If a tenant fails to comply

Homeowner Communications & Notices

Canyon Hills Community
Ameri-Cal Repipe and Plumbing Company
Plumbing Work Notice
Reminder

Residing Address: _____

Important, Please Read Carefully!

On _____, we will begin the
re-piping process on your Building.

Water will be off, from approximately 8:00AM
until 5:00PM.

Please call us at 714-694-5954 for any
questions.

Thank you for your cooperation.

GUARDRAIL & RAIL ASSOCIATION
Construction Notice
Canyon Hills HOA

Begin Deck Repair

Beginning on the date listed
personal items from your
patios. We will not need
ladders. Access to
patios safety concerns.
Privacy may be
for any

Please remove all items in your patio
area. Deck repairs are complete.
Please remove all vines when you receive
notice. A minimum of 12" away from the building

Please email Superintendent Richard Salcido at 949-400-5530 or
rsalcido@cbciconstruction.com with any questions or concerns.

Working hours will be between 8:00am – 5:00pm Monday thru Friday.

Thank you for your patience.

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Conditions at Enchanted View

- **Water intrusion**
- **Inadequate waterproofing**
- **Stucco, siding, roofing, walkways & balconies in need of repair**

Standing Water – due to roofing repairs

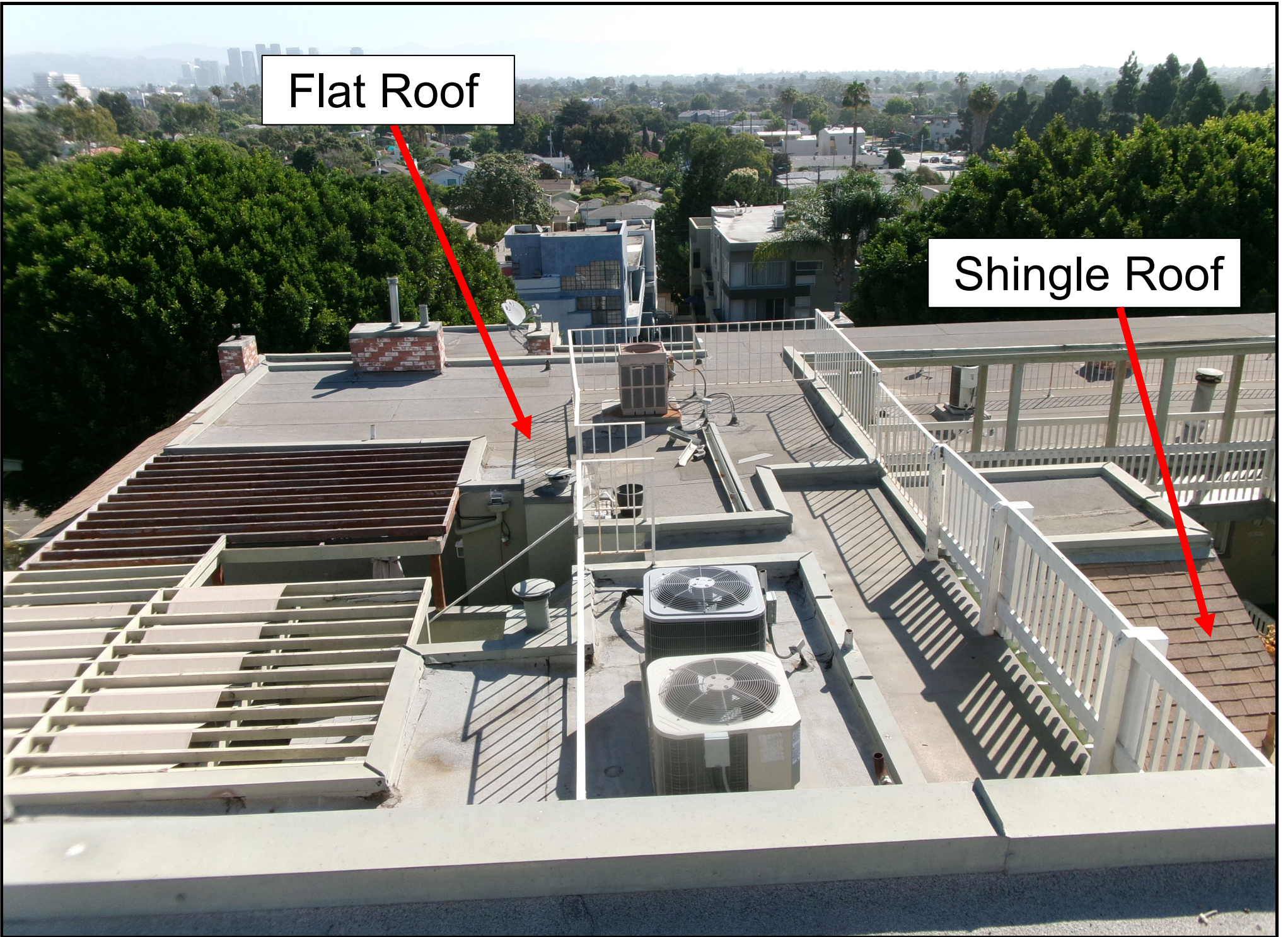


Roof flashing lifted in need of repair

Roof transition needs flashing and waterproofing

Flat Roof

Shingle Roof





Patio trellis installed improperly



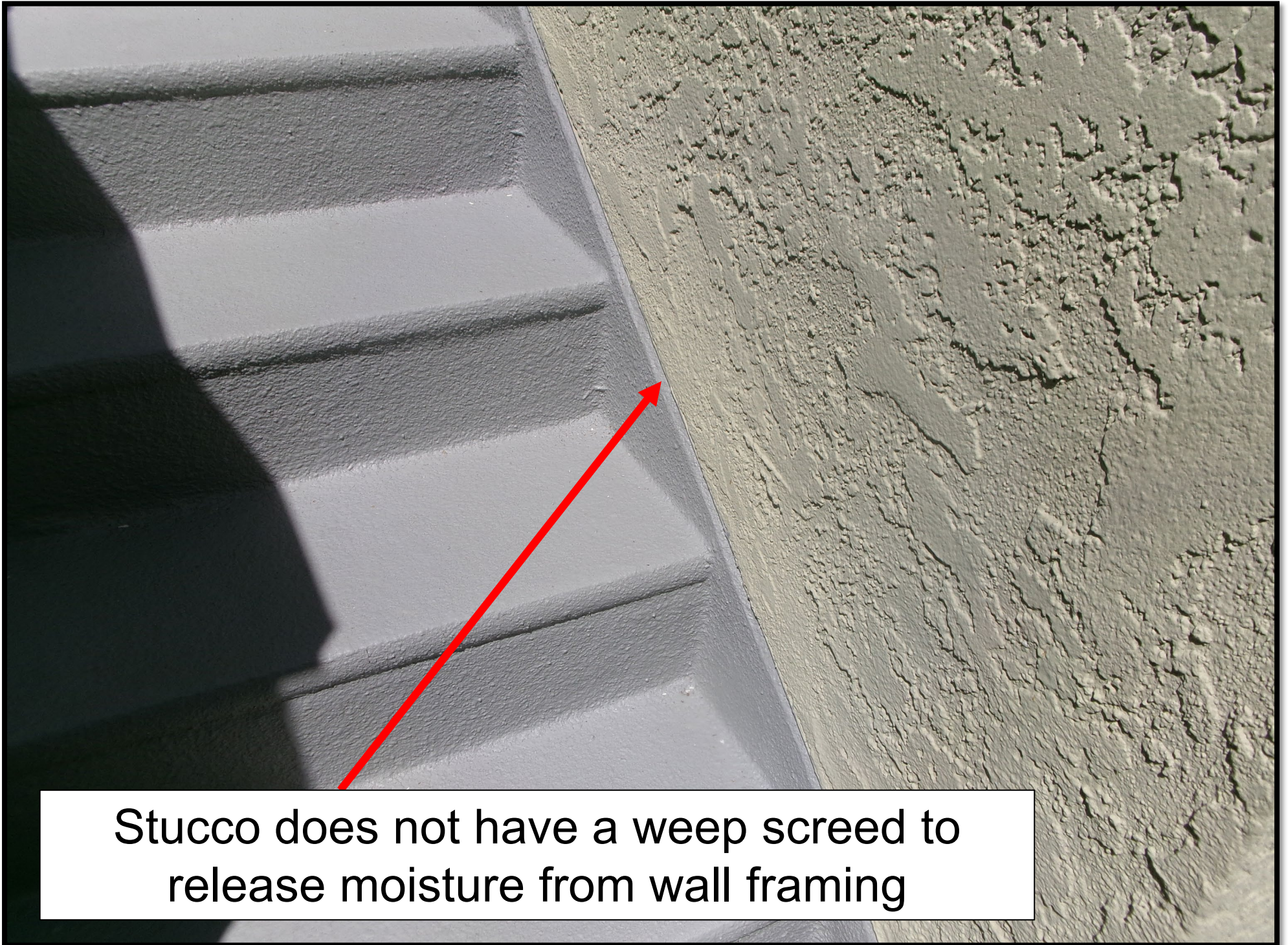
Water damage to French door



Water damage to wood trim



Roof deck cross swale drainage to be corrected with deck mount drain.



Stucco does not have a weep screed to release moisture from wall framing



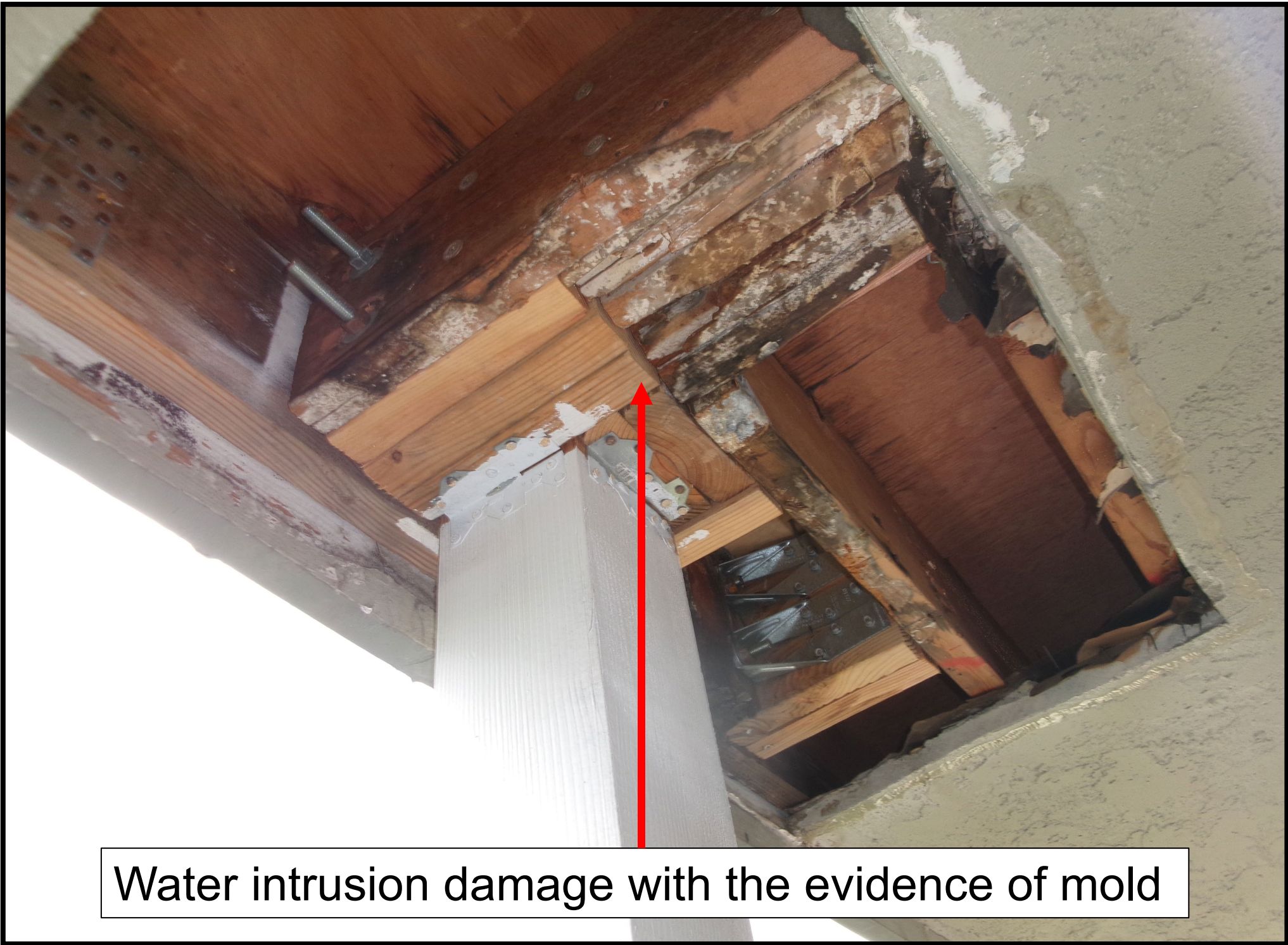
Water damage
to hand railing



Gutter flow needs to be corrected



Water intrusion and framing damage to the walkway deck



Water intrusion damage with the evidence of mold

Missing door pan flashing at balcony slider



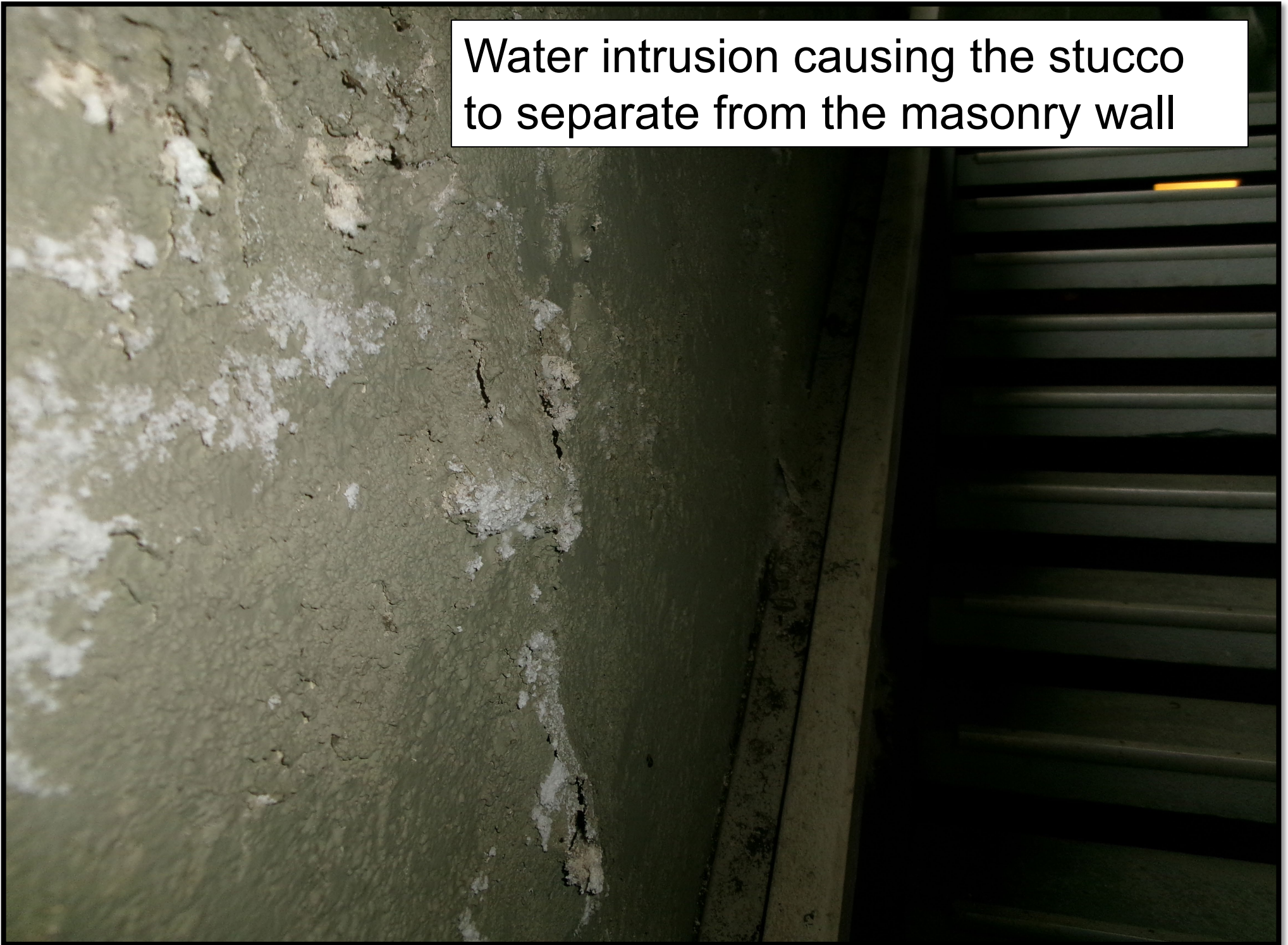
Missing deck-to-wall flashing

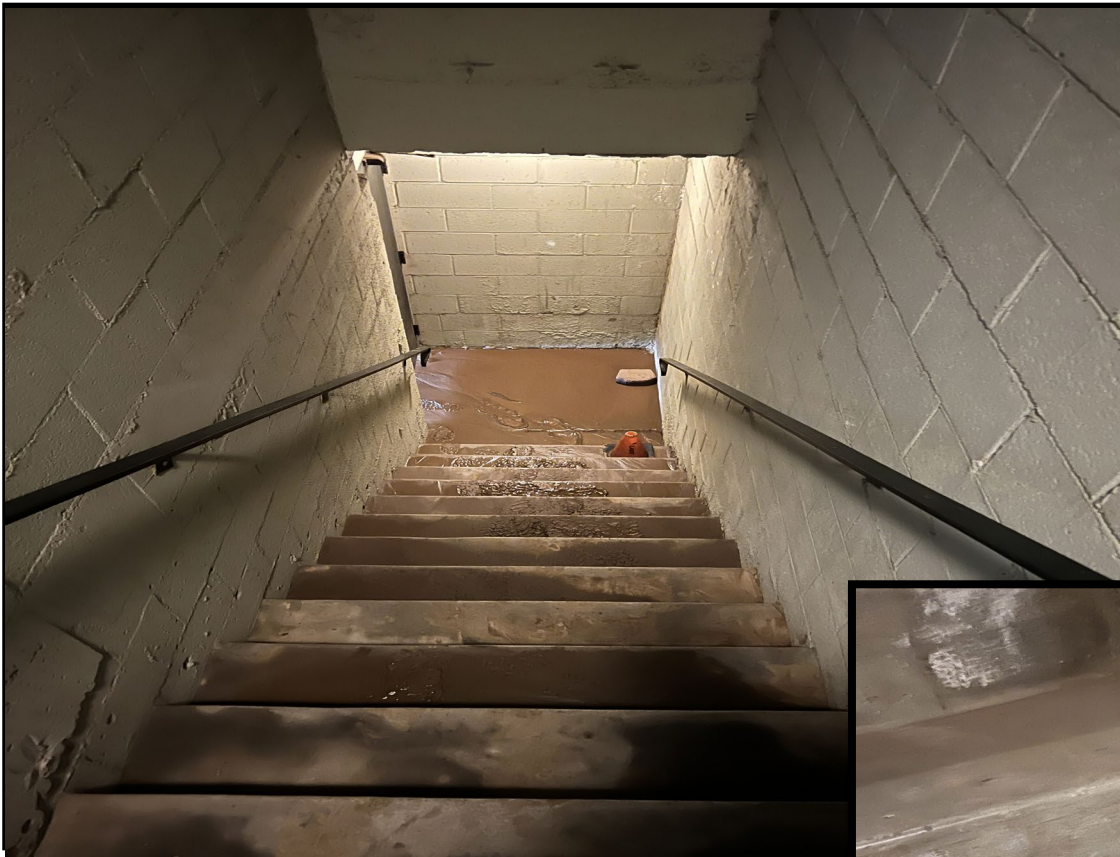


Water damage to siding and wood trim



Water intrusion causing the stucco to separate from the masonry wall





Water intrusion into the parking garage stairwell



Water intrusion coming from the common masonry wall

Efflorescence of masonry wall from water intrusion



Sources of Funding being Considered

- **Contributions from Reserves**
- **Contributions from regular assessment increases**
- **Contributions from HOA assessment**
- **Accelerate construction by securing a loan**

Contributions from Reserves



Sonnenberg & Company, CPAs

A Professional Corporation

5190 Governor Drive, Suite 201, San Diego, California 92122

Phone: (858) 457-5252 • (800) 464-4HOA • Fax: (858) 457-2211 • (800) 303-4FAX



Leonard C. Sonnenberg, CPA

**Enchanted View
Homeowners Association
RESERVE STUDY
November 30, 2020**

Contributions from Reserves

Reserve Study Executive Summary

Association Name: **Enchanted View Homeowners Association**
 Location: **2677 Centinela Avenue, Santa Monica, CA**
 No. of Units: **34** Built: **1989** Fiscal Year Ending: **November 30, 2020**
 Level of Study: **Level II: Update with On-Site Inspection** Date of Physical Inspection: **September 15, 2020**

2020 onsite property inspection limitations due to COVID-19: Due to current health and safety limitations, we may not be able to meet in person with property representatives, and our reserve study consultants must limit themselves to only inspecting areas in which they feel safe from exposure. Since some reserve components may not be directly observed by the consultant, the report relies on information provided to us by the Board/management.

CURRENT FISCAL YEAR END SUMMARY OF RESERVE COMPONENTS

(See Reserve Analysis Worksheet, pg. 5, for breakdown of all components individual lives, current costs, and projected future replacement costs)

Reserve Component Groups	Estimated Useful Life	Estimated Remaining Life	Estimated Replacement Cost	Annual Funding Requirement	Accumulated Funding Requirement	Allocation of Fund Balance	Percent of Fund Balance
ROOFING & DECKS	12 - 40	1 - 18	\$ 216,967	\$ 12,077	\$ 143,254	\$ 34,971	24.0%
BALCONY BILL	9 - 9	4 - 4	10,200	1,133	5,667	1,383	0.9%
PAINTING/REPAIRS	3 - 20	1 - 5	171,771	31,571	117,724	28,739	19.7%
FENCE/SECURITY	10 - 25	1 - 6	67,563	3,398	56,718	13,846	9.5%
PAVED SURFACES	15 - 15	5 - 5	3,425	228	2,283	557	0.4%
POOL & SPA	4 - 30	1 - 10	40,343	3,977	27,542	6,724	4.6%
INTERIOR CONTENTS	10 - 20	5 - 8	28,268	2,364	15,061	3,677	2.5%
MECHANICAL/PLUMBING	5 - 30	1 - 13	69,547	3,978	45,077	11,004	7.5%
ELEVATOR	15 - 40	8 - 27	118,646	4,384	41,700	10,180	7.0%
FIRE/SAFETY	20 - 20	1 - 3	10,981	549	10,162	2,481	1.7%
LIGHTING/ELECTRICAL	15 - 25	1 - 6	24,649	1,180	20,355	4,969	3.4%
MISCELLANEOUS	15 - 30	1 - 8	96,640	3,868	83,538	20,394	14.0%
CONTINGENCY (5%)			42,950	3,435	28,454	6,946	4.8%
TOTALS			\$ 901,950	\$ 72,142	\$ 597,534	\$ 145,872	

Contributions from Reserves

Reserve Calculations:

Based on estimated current replacement costs of \$901,950 and estimated normal and remaining useful lives as determined by the independent consultant, the annual funding requirement is calculated to be \$72,142.

The accumulated funding requirement is calculated to be \$597,534.

As of November 30, 2020, the Association may have \$145,872 in accounts designated as reserve funds.

Therefore, a deficit of \$451,663 has been calculated, with a funding percentage of 24.4%. A portion of the annual reserve requirement may be provided for in the operating budget.

Industry Standard Measure of Funding Strength:

0% - 30% = WEAK At this level of funding, Special Assessments and deferred maintenance are likely.

Association Reserves are not adequate to help fund this level of repairs

Sources of Funding being Considered

- ~~Contributions from Reserves~~
- ~~Contributions from regular assessment increases~~
- Contributions from HOA assessment
 - Special Assessment
 - Emergency Assessment
- Accelerate construction by securing a loan

ABOUT

SERVICES

PROJECTS

F.A.Q.S

ARTICLES

CONTACT

CLIENT LOGIN

REQUEST A CONSULTATION



dB
DESIGN BUILD
ASSOCIATES

COMMITTED TO OUR CLIENTS

PROFESSIONAL CONSTRUCTION
MANAGEMENT & CONSULTING



Design Build Associates
Private Client Access Page

Website: www.dbuild.com

(go to **Client Access** page tab)

Enchanted View

Password: VIEW2023

TO VIEW PRESENTATION AND DESIGN PHOTOS

1. Go to www.dbuild.com
2. Go to “CLIENT LOGIN”
3. Go to “Enchanted View”
4. Password: VIEW2023



Enchanted View



Enchanted View consists of 34 units in four levels over subterranean parking located in Santa Monica. The Board has engaged Design Build Associates to assist them with building shoring, roofing and waterproofing repairs and balcony and elevated walkway inspections as required by California SB326.

ACCESS WITH PASSWORD

VIEW2023

How can I help????

- **Stay informed**
- **Be aware of the building's conditions**
- **Inform your neighbors**
- **Volunteer to help inform others**
- **Be vigilant about reporting leaks**
- **Cooperate with requests for balcony inspections**
- **Email your manager with any questions or concerns**

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“Our mission is to provide exceptional construction management services with professionalism, integrity and excellence, leading our clients with experience and sound judgment.”



DESIGN BUILD
ASSOCIATES

PROFESSIONAL CONSTRUCTION MANAGEMENT

Corporate Office | 5655 Lindero Canyon Road Suite 321 Westlake Village, CA 91362

Orange County Office | 2472 Chambers Road, Suite 250, Tustin, CA 92606

License No. 1005935