

Vista del Cañon Newsletter

August 2002



NEW CONSTRUCTION MANAGER

In order to allow Bethco Builders to focus its attention on our insurance claims for water intrusion, the Association is hiring a new company, Professional Services, to oversee our construction repairs through to completion. Bethco has done an excellent job for us, developing the specs, gathering bids from qualified contractors, hiring them and overseeing their work to date on all of our largest repair projects. Bethco was also there at the discovery of the worst of our water leaks, and can document them best for our insurance carrier.

Professional Services is a larger firm, which does both general contracting and construction management. They are coordinating a major two-year renovation project at Siena Villas, in Valencia, across from the mall. Siena has found their work to be outstanding. The work there has been especially challenging because so much of it requires access through people's homes, making it especially important to communicate and interact well with the homeowners and take each person's needs into consideration.

Professional Services has brought in their own onsite trailer next to the Jacuzzi, and is transitioning all the paperwork from Bethco. David McLeroy is the Project Manager from Professional Services who will be handling Vista del Cañon. He has met with all of our contractors, and will be immediately contacting all homeowners with interior repairs or inspections in progress. At this publication date, we cannot yet confirm that the phone number for the onsite trailer will remain the same as the number Bethco was using, but please check the website at www.vistadelcanon.com for updates. Please also be aware that David may often only be onsite a couple of days a week, so the response time to phone messages will vary. In emergencies, regarding matters that David is handling, please call the office number for Professional Services, (949) 635-6700.

ROOFING IS MESSY

Yes, by its nature, roofing is probably the messiest, dirtiest of the repair projects underway at Vista del Cañon. The first layer of material that must be applied to the roof is a black, tar-like substance. Drips can't be entirely avoided, although the roofers put down tarp in common areas like on breezeway sidewalks. Even before spraying the tar, the roofers must use leaf blowers to blow off the coating of dirt and dust that is already on our flat roofs. They have been told not to blow this dirt into our patios or balconies, but some will still find its way there, and mistakes can happen.

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[Roofing, continued from page 1]

Please cover with light plastic tarp or remove any valuables on your patio or balcony before the roofers do your building, if you want to be 100% certain that your things do not get dirty. If the roofers do make a mess in your patio, they will take responsibility for cleaning it up, but will need to make arrangements with you for access

BUILDING NUMBERS

Temporary signs with building numbers on them are being taped by the painters onto windows of buildings that have just been painted to help visitors and delivery people find our addresses. The original wood building numbers and unit letters are having to be chipped off of the stucco before Elastomeric painting can be done. They had been glued onto the stucco, and the process of removal chips and breaks them. An order for replacement building numbers and unit letters is in process. No one's building number or unit letter is changing, our addresses will all remain the same, we just need to replace the original wood pieces that have worn out or now been chipped off the buildings to allow painting. Residents are encouraged to place temporary address signs in their windows until the permanent numbers are installed.

FIREPLACE LOGS

It may seem strange to be running an article about fireplace logs in the middle of summer, but there is a connection with our stucco refinishing and painting. All of the chimneys at Vista del Cañon were designed and built to have either real wood logs burned in their fireplaces, or gas logs. Those of you who are original owners probably remember the builder telling you this. The chimneys were not designed to handle smoke from burning of artificial, composition logs. Those logs will leave dark soot stains around the tops of the chimneys, stains that can run down them, and soak into the sides of chimneys when it rains. Although our buildings are being refinished with Elastomeric, which is much less porous than plain stucco, residents should still only use either real wood logs or gas logs in their fireplaces so that they do not leave the kind of stains on chimneys that composition logs make.

WINDOW TINT

If you are getting a bit too much of the warm summer sun in your home, and would like to install window tint, please have your professional installer use Vista Tinting's "Soft Horizons" # V33SRCDF. The Association has approved this tint for use on our windows due to its effectiveness and appearance. This window tint has a relatively neutral gray coloring which will not detract from our buildings' exteriors.

JACUZZI EMERGENCY SHUTOFF

Since the swimming pool and Jacuzzi usage hours end at 10pm, the timers on the Jacuzzis have been set to turn down the heat by 10pm and not turn it back up until necessary for opening time in the morning. Some people who have apparently wanted to use the Jacuzzis after 10pm, have been confused by this, and have apparently turned off the emergency shutoff switch to the Jacuzzi by the swimming pool, thinking that it was the switch to turn the heat back on. Turning off the switch won't stop the water from cooling down, but will stop circulation, resulting in murky, discolored water. It has also thrown off the timer from starting up the heat the next morning, requiring that our pool maintenance company reset the timer.

Our security company generally shows up and padlocks the pool gates between 10 and 10:30pm. They cannot always be here at exactly 10pm because all of their properties want their pools closed at 10 and their staff cannot be everywhere at the same time without increasing staffing levels extremely for just that one moment of the evening. No security company can do that. If people are still using our pool after 10pm, however, please call and let Maxwell Security know, and they will make it a priority to get to our pool and get people out. And especially, if anyone is seen using the pool or Jacuzzi after they have been padlocked, please call security, since people at that hour have probably climbed the fence to get in, and will almost certainly try the emergency switch to warm up the Jacuzzi water.

Treasurer's Trove

As of June 30, 2002, the following amounts were in the Association's funds:

<i>Cash Operating:</i>	\$ 12,878.25
<i>Cash Reserves:</i>	\$407,206.79
<i>Defect/Earthquake Accounts:</i>	\$1,630,618.48
<i>Total Cash:</i>	\$2,050,703.52

Board of Directors



Ken Greaves, President
Dennis Booker, Vice President
Carla Garcia, Secretary
Marla Adams, Treasurer
Jim Reedy, Member-at-Large

DEADBOLTS

If you are interested in having a deadbolt lock installed in your pedestrian garage door, above your regular door handle, the Association has found an installer who can do this for you at a specially discounted rate of only \$35. You need to provide the deadbolt lock. He has the tools to drill out the opening for the deadbolt lock. If you would like to have this work done, please contact the Property Manager, or page Tim directly at (661) 515-0225. He will contact you to make an appointment at a time that is convenient for you.

HELPFUL CONTACTS

Property Management

Tiffany Barron, Managing Agent
818-907-6622
800-843-8727
818-907-0749 (Fax)

Ross Morgan & Company, Inc.
15315 Magnolia Blvd, Suite 212
Sherman Oaks, CA 91403
tbarron.rmc@covad.net

Ext. 201 (Tiffany)
Most questions, comments and concerns

Ext. 811 (Emergency Line) After-hours
emergencies, including damaged utilities,
plumbing, safety hazards, etc.

Website - www.vistadelcanon.com

Security

Maxwell Security Services, Inc.
661-254-6910
800-277-4827
For reporting disturbances, vandalism,
parking enforcement, etc.

Landscaper

Landco Maintenance- 818-891-0398

Construction Hotline – 661-251-3302

For all construction-related questions

Construction Manager- Professional Services

David McLeroy, Project Manager
Onsite Trailer (check website for number)
Office (949) 635-6700 – in emergencies

Emergency Services

Dial 911 for all emergencies, including fire and medical.