

At our March 15 meeting, we will have a presentation from Mr. Brambilla of Domus International, the company your Association has contracted to perform the earthquake retrofit of our buildings. To prepare you for Mr. Brambilla's presentation, your Board is providing this summary of the project.

Domus estimates that the project will take about three months. The plans have been approved by the city. Construction will begin on Monday, March 21.

There are four work areas.

Area 1 – Front entrance

No work will be done outside the gate, only the 4 pillars inside the gate

- The stone will be removed
- The pillars will be reinforced with I-beams
- The I-beams will be stuccoed
- Access to the gate and the code box will be maintained as well as an unobstructed path from the gate to both buildings.
- Construction fencing will be installed for owner/tenant safety.

Area 2 – West building

The work area is the five parking spaces under units 118, 119 and 120.

- **Access will be denied to parking spaces 26, 28, 29, 30, and 31**
- **Access will also be denied to storage lockers 32, 33, 34, 35, and 36.** Any valuables or items that might be needed during this time should be removed before construction starts.
- The west door to stairwell B will be blocked off; the east door will not be affected.
- The north door to the lobby may also be blocked off, necessitating your use of the west door to/from the garage.
- It is possible that there will be utility shut-offs of cable and/or water for brief periods at the beginning and/or end the project
- This work will not affect driveway or vehicle gate access.
- Construction fencing will be installed for owner/tenant safety.

Area 3 – East building

The work area is the four parking spaces under units 107 and 108.

- **Access will be denied to parking spaces 32, 33, 34, and 35**
- The access door from the garage into the bathroom hallway and pool area will be blocked off as it is in the construction area.
- The gate from the courtyard to the north parking area will not be impacted and there will be an unobstructed path to the covered parking area.
- It is possible that there will be utility shut-offs of cable and/or water for brief periods at the beginning and/or end the project

- Construction fencing will be installed for owner/tenant safety.

Area 4 – “Motel” building

The work area is the six spaces under units 121, 122, and 123,

- **Access will be denied to parking spaces 65, 66, 67, 68, 69, and 70**
- The gate from the pool area to the east garage area will not be affected and there will be an unobstructed path to the other parking spaces.
- Also, parking spaces 61, 62, 63, and 64 and the driveway will not be impacted by the construction.
- Construction fencing will be installed for owner/tenant safety.

Owners / tenants whose parking spaces will be temporarily unavailable will be offered alternative parking spaces at no cost to them. Paperwork identifying the vehicles and granting a waiver of liability will be required. The period of dislocation will be about three months.

Cornerstone R/E Management will be coordinating the parking permits for units affected, and will send the parking permit application to all impacted units in the next few days. Parking spaces will be assigned on a first come, first served basis after Cornerstone receives the application back.

There will be a short period of loud noise, about 2 weeks, at the beginning of the project when there will be jack hammering of the existing concrete.

Construction will begin on Monday, March 21. All affected vehicles will need to be removed from their parking spaces by 8 AM on that day or they will be towed as construction fencing will be installed. Cars in the west or north parking areas may experience delays in entering or exiting due to construction vehicles loading or unloading in the west driveway.

Again, Domus International will attend the March 15 HOA WebEx meeting at 6:30 PM to answer questions. If you would like to submit questions before the meeting, please put them in one of the lobby suggestion boxes or email your question to:

connieb@managedbycornerstone.com

There is also information on the retrofit, including a site plan, on our Association website:

<https://cordovaeast.com/earthquake-retrofit-info/>