

Surfside III HOA

Project Newsletter IV, Sept 2007

The Re-Piping Project Begins! This next phase of work for Surfside III will begin in October/November. Exact dates will be sent out in advance and are dependent on coordination of several contractors. This involves the removal and replacement of all cast iron drain line piping in the condominiums and re-coating of water lines in the condominiums and townhomes. Please review this newsletter carefully so you know what to expect: it is important that all residents cooperate so that repairs can be made efficiently and on schedule so as to minimize downtime for all and be most cost-effective for the Association.

Because piping is connected up and down between all three floors in the condos, work will march down the buildings one "stack" at a time and will be organized in a tight schedule. Expect your first advance Notice about two weeks before the work begins and a final Notice with the actual start date three days before. All residents will also have an opportunity to meet with the Project Manager before construction begins to discuss the particulars of your home. Work in your stack will take about 3 weeks, start to finish, and will progress in the following sequence of events:

Step 1: The general contractor will open the walls at the pipe stacks in advance for the plumbers.

Step 2: The water for the current stack(s) will be turned off so that the plumbers can remove and replace the drain or waste water lines. You will be left with a toilet and one sink at the end of each day; however, you may not always have a shower. Arrangements have been made for residents to use the bathroom facilities in the clubhouse.

Step 3: While the plumbers are replacing the pipes in the stacks, they will also use this as an opportunity to clean the waste water lines under the condo buildings.

Step 4: Once the waste water pipes have been replaced, the pipe-coating contractor will shut off all water for the stack(s), and begin the process of recoating the water lines. This process involves power cleaning the inside of the lines, then coating them with a potable epoxy treatment. All potable water will remain off for the 2-3 days this coating takes to cure. For this period, residents will be provided potable water to drink and also buckets in which to save water so that you can flush your toilets.

We appreciate that having all water turned off in your unit will be the most difficult part of this project. Again, the clubhouse bathroom facilities will be available for you to use at any time. Please be assured that we will closely monitor the curing process so that the water can be turned back on as soon as possible.

Step 5: The general contractor will return and restore your unit to its pre-project condition, including drywall replacement, painting, etc.

We understand this work will be inconvenient, but please know that a great deal of thought and planning has been done to accomplish as much work as possible in occupied units in the most economical manner. Thank you for your cooperation!

Questions? Call on-site manager Marcy Sherbok at (805) 488-8484

Stonemark Construction Management, on Behalf of your Board of Directors