CORNERSTONE
MANAGING PARTNERS

Reconstruction Project Update

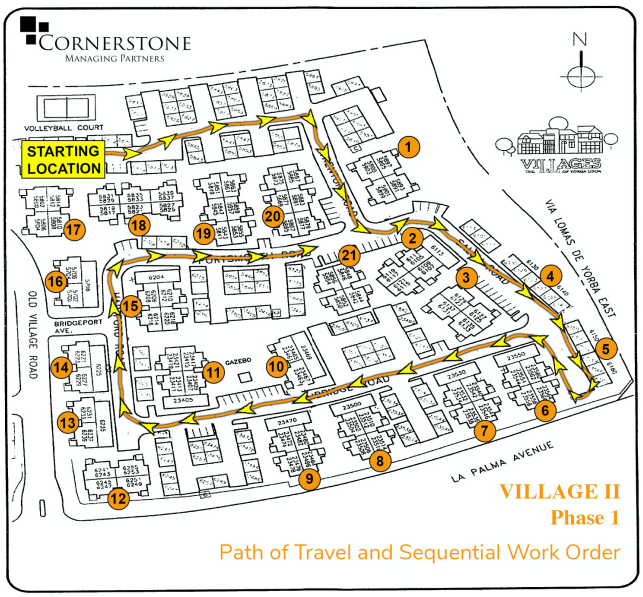
MONDAY, JULY 25, 2022
YORBA LINDA VILLAGES HOMEOWNERS ASSOCIATION

Dear Homeowners,

Please take a moment to review our Reconstruction Project Update.

Yorba Linda Reconstruction Project Work in Progress

We are excited to share that scheduled work in buildings 1-10 is complete and we have completed final inspection with the City of Yorba Linda. We are currently working on buildings 14-16 (see attached map) with scheduled work. We are continuing with Resident One on One Reconstruction meetings in Buildings 15 -21. If you have received an email, call or flyer on your door please reach out to us!



We would like to take the time to thank you all for your patience and cooperation throughout this time. Homeowner and resident involvement has been very critical in allowing progress to continue without any major issues. Again, we would like to extend our gratitude as we know the inconveniences that are related to the scope of work.

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Club House Reminder – Pool & Spa Open

As a reminder the clubhouse is closed through the remainder of the reconstruction project, as we are occupying the space to allow a full-time onsite correspondent. The time frame to reopen is still TBD as the reconstruction schedule changes. However, that does not include the pool and its access. The pool is open.

Construction Details

As a reminder to all homeowners and residents, the scope of our work has been previously defined and is subject to changes only based on our ability to complete the initial workload.

While there are some items that overlap in to the scope of the wood repair, we are focused on the elevated exterior elements, structural components, health and safety. If you have concerns related to those items, please contact us to address the issue. However, if your concerns with the work scope do not include or are related to the above listed items, for example cosmetic defects, please allow the work to be completed prior to your requests.

Paint colors and sections being painted have been an area of concern for many homeowners.

The paint colors have been chosen by the board with color match codes for the initial building colors. The new paint will not match perfectly as it has not been exposed to the elements for the same duration as the rest of the building. Expect to see taped off section painted new as we are only slated to paint the items we replace, not the entire building envelope.

CMP, Management, and the Board of Directors are developing best practices for homeowners to follow when maintaining their new decks. The Board will be sharing this information shortly with all homeowners. Without the help of homeowners and residents who live here, the repairs will be short lived.

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Progress Photos

The two photos below showcase additional scope of work required to repair a balcony and set of stairs. This work was outside the additional scope and identified during the demolition process as the wood rot was hidden behind the siding.

Extensive work requiring repairs beyond initial scope beyond initial scope

Extensive work requiring repairs

The two photos below provide a before and after of the completed paint scope for the areas that had repairs.

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Thank you again for your support throughout the project. Please do not hesitate to reach out with any questions.

Sincerely,

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