

El Encanto Homeowners:

September 27, 2021

Renovation News:

The hallway phase two of our building renovation, has begun. Demolition of floors PH through the 11th floor has commenced. The 10th floor units will also be affected by noise during the 11th floor demolition. The demolition and rough prep work will take five weeks per five floors. Then an additional seven weeks for the same five floors for esthetics, tile, veneer, wallpaper, and carpet installation. The timeline for the completion of phase two will be a total of nine months. We estimate to have the hallways completed by May 31st, 2022. We will notify you before your hallway begins the demolition phase. Our plan to reduce the dust from entering the inside your unit, is to tape the door sealed during demolition. If your unit is occupied, please let us know if you wish your door to not be sealed. The tape on the door can make it difficult to open. If we do not tape your unit door you will want to tape or block the interior of your door to minimize the dust.

The items that are pending completion in phase one or the lobby phase are the outside planters, fountains, onyx, fluted panels, furniture, and completion of the mailroom. The planters will be waterproofed, and drains added. The fountains need to have the glass panels installed. The onyx has a delivery date of November 15th. The fluted panels need to be made and we anticipate delivery and installation in October. The sofa and chairs for the lobby have been ordered and we anticipate delivery in late December. Donate has graciously offered to make the credenzas, coffee table and accent tables as gifts to the Association. The mailroom bulletin boards will be switched only for esthetic purposes. The design committee felt the larger bulletin board would look best on the adjacent wall. This is a minimal change that will not affect the overall look of the mailroom.

Temporary corner guards in the lobby and elevator lobbies have been installed. Please know this is not the finished product but an attempt to protect our corners while Donate finds corner guards that match our wallpaper.

We have received multiple comments both positive and negative regarding the remodel. The Board and design committee are committed to adhering to the original renderings as closely as possible, given increased costs, product availability, delays, and our budget limitations. We ask that you be patient with us as we continue this large project and wait to see the finished result. At this point we have purchased 90% of the materials and all that is left is the labor.

Building News:

Our annual spalling maintenance began Monday, September 20th. The repairs were started on the northwest corner of the 07 stack. We will continue repairs eastward towards the 06 stack. If we need to access your balcony for these structural repairs, we will notify you.

We experienced several bike thefts this summer with one more this month. The Coronado Police Department has seen an increase in bike thefts at the Shores. A police officer walked the garages with us and immediately noticed the lack of bike locks. We strongly encourage that you to lock your bikes inside the garage.

L&R News:

Landscape plans for the back of our building are in progress. Landscapers will prepare the soil and make sure there is a water system set up where appropriate. We would like to form a 5-person group to come up with a complete design for this area. If you have ideas, please volunteer so we can landscape this area. If you are interested please contact Perla.

Other News:

Our next Board meeting will be Friday, October 23rd at 10:00 AM via Zoom.

Sincerely,

Perla Bustamante
Building Manager

Brent Yoder
President, Board of Directors