

El Encanto Homeowners:

November 2, 2021

Renovation News:

In the last few months, we have made progress in the hallway renovation project. We have finished demolition and rough prep of hallways PH through 11th floors. Currently we are finishing grouting the tile floors that have been fully installed on the PH through 11th floor hallways. The electrical wiring is complete. One minor delay we encountered is the new requirement to lower each smoke detector in the hallways to bring us to code after lowering the ceilings. This work requires a certified technician, this work has been scheduled. After the lowering of smoke detectors is complete, we can patch up and paint the ceiling.

The next five floors, hallway 10th through 6th, are in the process of demolition. Floors 10th through 6th have completed framing and are currently running electrical wiring. Soft demolition has started which is the removal of carpet and wallpaper. The hard demolition is next, this will be the removal of tile, veneer, and columns.

In the entryway, we have waterproofed our planters and the Board has approved a landscaping bid. The planters will have sansevierias, tradescantias, a large agave on each front planter near the roadway and grass or seasonal plants on the smaller planters.

A few items mentioned in the previous newsletter are still pending. The shinnoki panels are on a ship at the port of San Diego, we are awaiting their release. The onyx was delivered early and will be installed by November 15th or sooner. The carpet has been made but had a delay in shipping. The carpet is now expected to ship by November 8th after a change in ownership of the company.

Building News:

Our terrace resurfacing project has started. The work has been divided into four sections starting in the northeast section of the terrace by the 04 and 05 stack. The northwest section by the 06 and 07 stack will be next followed by the southwest section, the 08, 09 and 01 stacks, and finishing up will be the southeast section of the 02 and 03 stacks. Each section will take 10 days to complete. These areas will not be able to be used during the ten days including private unit patios.

As you may know, we have had issues with our Dish Network internet lately. The issue being the ONU adapter on the modems in each unit. Dish has new equipment that is meant to fix the outages some residents have been experiencing. This only effects the internet and has nothing to do with TV signals. The new equipment is ready to be installed. The installation requires access into each unit to do a quick swap of the modem ONU. If you do not wish Dish to access your unit, please let us know. However, if they do not access your unit, your internet connection will be off until a technician can be scheduled to install the new equipment.

L&R News:

The landscaping project in the backyard of El Encanto has started. The roots have been cleared out for the installation of the sprinklers. The Board approved the installation of lawn for the area, pending L&R approval.

Other News:

Our Annual Homeowner's meeting is Saturday, November 13th at 10:00 AM via Zoom. Ballots are due Friday, November 12th by 5:00 PM.

Sincerely,

Perla Bustamante
Building Manager

Brent Yoder
President, Board of Directors