

El Encanto Homeowners:

January 20, 2022

Building News:

We are starting off the new year with the wrapping up of projects and continuing with our building renovation. This year we anticipate more work done in house that includes, finishing up the ramps, repairing exterior spalling and power washing the north side of the building that faces Avenida De Las Arenas. Our building renovation will continue through the spring.

Building projects that started in the last two months are ending. The waterproofing of our tiered planters has been completed. The tiered planters have new waterproofing membrane, new metal flashing, added drains and repairs were made to the cement walls. The terrace resurfacing project has been completed and our exterior east stairs have been recoated. The west exterior stairs will be completed soon as the last coating layer is sprayed in the coming days. The backyard of El Encanto has been fixed up. We have new grass in the area, two benches and decomposed granite was added to the walkway giving the area a much needed sprucing up.

At our Board meeting Friday, January 21st, we had a guest speaker, Jerry McDonald, general manager of L&R. Jerry will be meeting with every Board and manager of the ten towers to request feedback on what each Board considers a priority around campus. While each Board member has their view on the subject, we want to encourage residents share their opinions on what item or items on campus should be prioritized. Please send us your feedback so that we can compose a list for our L&R rep.

Renovation News:

It is exciting to see our hallways taking shape and being put back together. If you have not stopped by to see the PH floor already, we encourage you to do so. We have received multiple compliments from residents and visitors. The PH floor is 85% completed, the trash room needs to be painted and new flooring installed. The brown panels in front of our elevators will be the very last item to be replaced as we will need Otis Elevator to be present to remove and replace the elevator call button. Our elevator company charges hourly and for travel so all panels will be done in one day at the end of all hallway work. Rope lighting also needs to be installed and door numbers replaced. Wallpaper has been installed on PH through 11th floors as well as the terrace. Baseboards and columns are next for floors 15th through 11th. The 10th floor has veneer on the doors and surrounds are being added. As mentioned previously there are always unexpected items and issues that arise during a remodel. One item that we are looking to add are corner guards around the door frames and surrounds to protect the Shinnoki wood veneer from getting damaged.

L&R News:

The L&R committee has a new Chair, Ken Sigelman, from El Mirador will be serving a two-year term. We want to give special thanks to Jan Zobrist for serving as Chair of L&R the last two years. We appreciate all you have done. Tennis court 8 will be closed beginning Tuesday, Jan 25th through Saturday, January 29th as the El Camino Pool will be getting old fence demoed and new iron fence put up in its place.

Other News:

Our next Board meeting will be Friday, March 4th at 10:00 AM via Zoom.

Sincerely,

Perla Bustamante
Building Manager

Brent Yoder
President, Board of Directors