



CONDOMINIUM ASSOCIATION No. 8

1810 Avenida del Mundo • Coronado, California 92118

El Encanto Homeowners:

September 27, 2022

Building News:

It's that time of year again, our Annual Homeowner's meeting will be Saturday, November 12th at 10:00 am via Zoom and a hybrid option will be available in the Lobby of El Encanto. Judy and Scott Parris are our Inspectors of election. Ballots are being mailed next week, please be sure to return ballots by Friday, November 11th no later than 5:00 pm. Your voting is essential in having a quorum for the meeting. Please be sure to return your ballot promptly.

Our east elevator door operator work has started. On weekdays the east elevator will be shut off from 7:00 am to 3:00 pm. Both elevators will be back up and running on weekends and after 3:00 pm Monday through Friday.

A reminder, our governing documents include a maintenance matrix. Enclosed you will find a copy of the matrix. The matrix will help you determine if our staff will be able to provide the maintenance or service of a requested work order or if you require hiring an outside vendor.

Upcoming Events:

Every year we have spalling maintenance for our building. These structural repairs are noisy but necessary. This year the 09 stack and the 02 stack will be our focus. Two units, one in each stack, require balcony or interior spalling repairs. A swing stage will be delivered and set up for these stacks on Monday, October 3rd. As preventative maintenance, the spalling company will also check all 09 and 02 stack unit windows to check if resealing of your windows is required and seal the windows that lack sealant. This will help avoid moisture from finding a way into the units and creating interior spalling damages.

Our five-year sprinkler inspection is due. This inspection is mandatory, we will require access into every unit to check your unit sprinklers. Any required repairs or fails of the sprinklers will be reported to us, we will then notify you for replacement planning. Our engineers will accompany the technicians from Ideal Fire Protection during the inspection. Our engineers will also take a look at your unit hoses and angle stops as a preventative maintenance check.

The next scheduled window wash will begin Monday, October 3rd. This window wash will be working around our spalling repairs, if your are on the 02 and 09 stack your window wash will be postponed until spalling repairs are complete.

L&R News:

The next regularly scheduled L&R monthly General Session will be at 2:30 PM on Thursday, October 20th. The meetings are held via Zoom.

Other News:

Our next Board meeting will be Friday, October 21st at 10:00 AM via Zoom. Zoom invite link is:
<https://us02web.zoom.us/j/82929354016?pwd=QUdwTWVrWkp2VTUvZVVXZHdxV295UT09>

Meeting ID: 829 2935 4016

Passcode: 202403

Sincerely,

Perla Bustamante
Building Manager

Brent Yoder
President, Board of Directors