

8.14.2022

Pebble Beach Villas

DEAR OWNERS,

On behalf of your board of directors, I am pleased to provide this update on Pebble Beach Villas, including an update on improvement projects and expectations for the fall and winter season.

Improvement projects that are underway and/or have been completed, include the following:

1. Fourteen doors have been replaced in the garages or the storage/washer and dryer rooms.
2. New door closures/kickplates have been installed on the common area doors.
3. New doorknobs are being installed on the doors.
4. All buildings have had stucco and rebar damage repaired, including over 40 significant repairs and the removal of over fifty hooks and screws from the stucco walls.
5. The building painting has been completed and has received only positive reviews.
6. The pressing pool algae problem has been addressed and we can expect that the treatment should last for about six months.
7. We painted the floors in the storage/washer/dryer rooms. We encountered a problem when painting the storage and washer/dryer rooms that required extensive effort from our maintenance man.
Several owners have been storing items on the common areas within these rooms creating sanitary and hazardous conditions. In order to complete the painting our workman was required to move all such items to the garages. All owners will be required to claim their property and assure that all items are stored in their storage bins or in their assigned garage areas. The board will consider this matter in the fall to determine if some of this common area can be used more effectively.
8. Outdoor lighting fixtures are now being replaced by our maintenance man, with substantial improvement in quality and reliability. This project is expected to take several months.
9. The "pool committee" has been continuing to work on the pool project, by evaluating owner feedback and studying alternatives. Comments from the committee chairperson, Steve Croft, are as follows:

"The results of the June pool survey are in. We received 36 responses along with many comments, all of which were shared with the Board of Directors and the Pool Committee.

On the question of repairing the current pool's plaster or replacing the entire pool, 20 owners favored replacing the pool and 15 favored repairing the current pool. One owner did not respond to this question. Similarly, 21 owners favored making funding for new pool a priority, and 13 did not.

On the third question, if a new pool becomes necessary, 22 owners favored building a slightly larger pool (800 sq. ft.) and 14 owners favored keeping the pool at its current size (550 sq. ft). Owners' comments reflected the diversity of views in the PBV community.

The pool committee is continuing to gather information. We now have a second quote on replacing the pool's plaster lining, and it came in at a significantly lower cost--\$19,350 vs \$27,900 (plus taxes). Both bids also cover replacing the waterline tile and a new code compliant ladder.

In the fall, the Pool Committee will be meeting with the board to discuss all the information that has been gathered. Further information will be communicated to owners as it becomes available."

Enjoy the remainder of your summer! We look forward to seeing you in the fall/winter. Your board and I thank you for your support and welcome any feedback.

Sincerely,

Kevin M. Kelly
PBV President