

Laurelmont

Community Association



The regular meeting of the Board of Directors of the Laurelmont
Community Association will be held on:

Tuesday, May 25, 2021

Meeting Held Via Teleconference

Supplemental Board Packet Materials

THE INFORMATION CONTAINED HEREIN IS STRICTLY CONFIDENTIAL AND IS TO BE
USED FOR REVIEW BY MEMBERS OF THE BOARD OF DIRECTORS ONLY



PO Box 2402, Laguna Hills, CA 92654

Email: service@spectrumpsinc.com

Lic# B747726

Office: (949) 598-0652

Fax: (949) 598-0671

May 23, 2021

51 Primrose

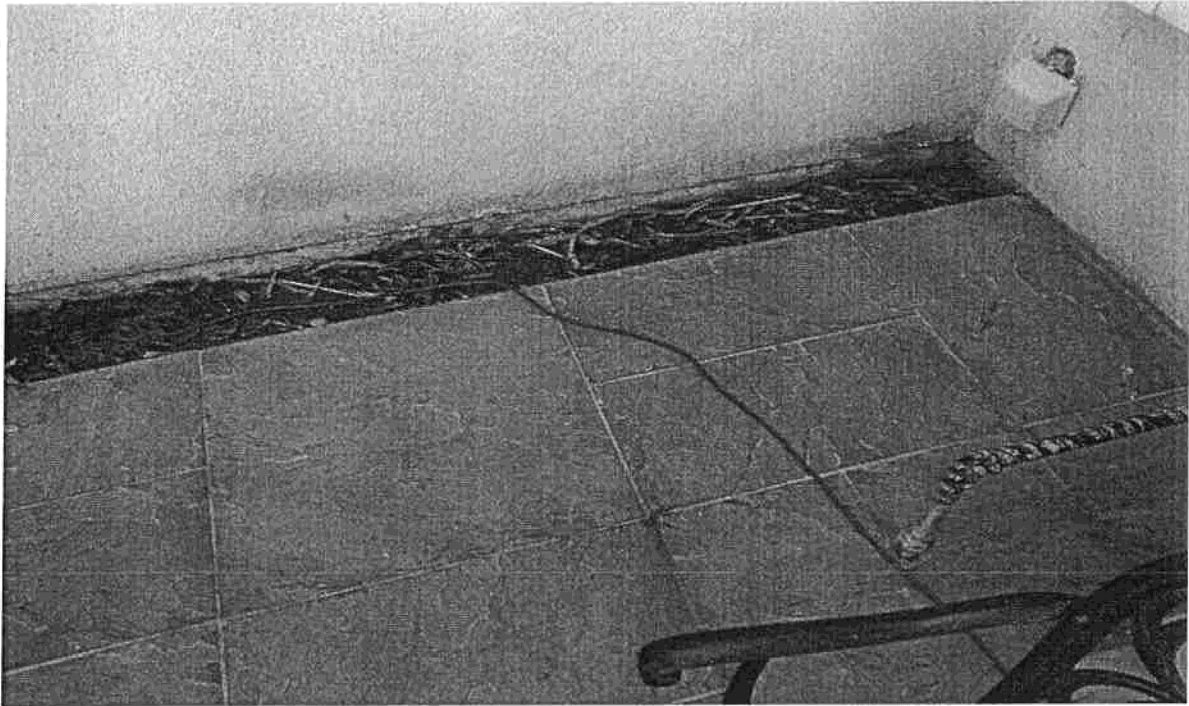
Rear inspection on May 6

The rear of this unit was walked with management and board member. The homeowner had installed new hardscape in the backyard. The neighbor is claiming that they have drywall cracks as a result of the backyard work. Please note that we did not have access to the neighbors unit to see the drywall cracks.

The owner had removed bricks or pavers and installed a new hardscape in the rear patio area. The hardscape was held back from the adjacent wall in question approximately 8-12". The sprinklers were capped off. The planter was below the adjacent weep screed. No visible cracks were noted in the stucco areas. As far as we can observe, the slab looked to be installed correctly and should not be an effect to the adjacent unit. If needed further investigation we recommend you consult with an engineer.

Sincerely,

Chris Newman





Pacific Rim Architectural Services, Inc

949-338-8825

Sam@pacificrimarchitectural.com

www.pacificrimarchitectural.com

ADDRESS

Laurelmont Community Assn.
c/o -Otis HOA Management
23120 Alicia Pkwy
Suite 212
Mission Viejo, CA 92692
Attn: Angie Ramos

Estimate 3159

DATE 04/30/2021

P.O. NUMBER

50

PROJECT/JOB

Wood Repairs

REFERENCE

9 Pepperwood

JOB LOCATION

Laurelmont Community Association
9 Pepperwood
Dana Point, CA 92629

DESCRIPTION

AMOUNT

Pacific Rim Architectural Services Inc., proposes to furnish material and labor to complete the following scope of work as requested.
Pricing based on site visit on Wednesday 04/28/21.

Click on the link below to view job photos.
<https://app.companycam.com/galleries/v8tAMYG9>

- | | |
|---|--------|
| 1) Remove all damaged wood from support post and top cap near the gate. | 500.00 |
| 2) Fill all voids with 'Bondo' and sand to a smooth finish. | |
| 3) Apply primer to all repaired areas. | |
| 4) Purchase and apply matching paint to top caps and repaired area of post. | |
| 5) Clean up and remove all debris. | |

TOTAL

\$500.00

Accepted By

Accepted Date



Service First Restoration

27071 Cabot Road, Suite # 105
Laguna Hills, CA 92653
1(888)88-First

Client: Laurelmont (HOA) Job# 21-0590 REC P
Property: 73 Willowood #177
Aliso Viejo, CA, 92656

Home: (888) 516-6532

Operator: BILL

Estimator: Bill Valles
Position: Senior Recon Manager
Company: ServiceFirst Restoration
Business: 27071 Cabot Rd #105
Laguna Hills , CA 92653

Cellular: (562) 810-5038
E-mail: bill@callservicefirst.com

Type of Estimate: <NONE>

Date Entered: 3/21/2021

Date Assigned:

Price List: CAOG8X_MAY21
Labor Efficiency: Restoration/Service/Remodel
Estimate: LAURELMONT-HOA-1
File Number: WO# 12104-5651

ServiceFirst cannot guarantee cracks will not reappear do to constant movement of foundation.

Estimate only includes work described and is subject to change in the event of and not limited to hidden damages and unforeseen issues out of our control. In the event the scope of work changes, only the cost of the deducted work and profit will be credited to client. Hazardous material testing/abatement/disposal, city fees/permits/code requirements, fireproofing and major flood prep excluded unless otherwise noted.



Service First Restoration

27071 Cabot Road, Suite # 105
Laguna Hills, CA 92653
1(888)88-First

LAURELMONT-HOA-1

Exterior Garage

Exterior Garage

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Siding (Bid Item)	1.00 EA	0.00	795.00	0.00		954.00
<i>1. Remove old caulking left side above garage second story, down metal flashing and left corner on siding. 2. Re-caulk left side corners. 3. Spot paint to match as closet as possible.</i>						
Total: Exterior Garage				0.00		954.00

Exterior Backyard

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
2. Siding (Bid Item)	1.00 EA	0.00	695.00	0.00		834.00
<i>1. Remove old caulking left side second story corner. 2. Paint to match as close as possible 3. Seal cement crack in front of slider.</i>						
Totals: Exterior Backyard				0.00		834.00
Total: Exterior Garage				0.00	298.00	1,788.00
Line Item Totals: LAURELMONT-HOA-1				0.00	298.00	1,788.00

Loss Type:Other

Date Of Loss:5/11/2021 12:00:00 AM

Loss Category:Commercial

Customer Name:Laurelmont (HOA)

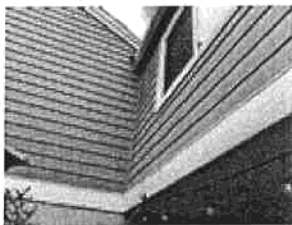
E-mail Address:rayna@otishoa.com

Job Address:73 Willowood #177
Aliso Viejo, CA, 92656

Main Contact Number:1-888-516-6532

Billing Address:23120 Alicia Parkway
Mission Viejo, CA, 92691

Job Number:21-0590-REC1-P Album:Initial Inspection

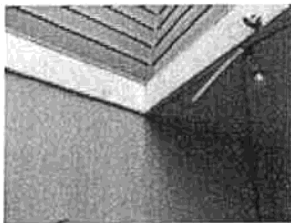


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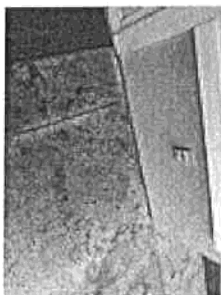


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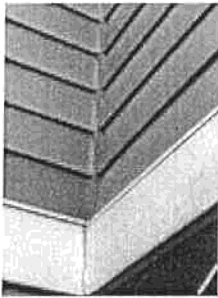


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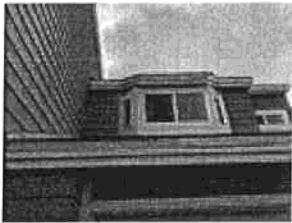


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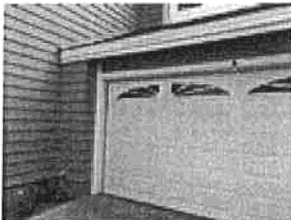


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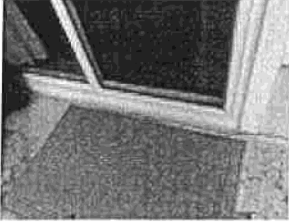


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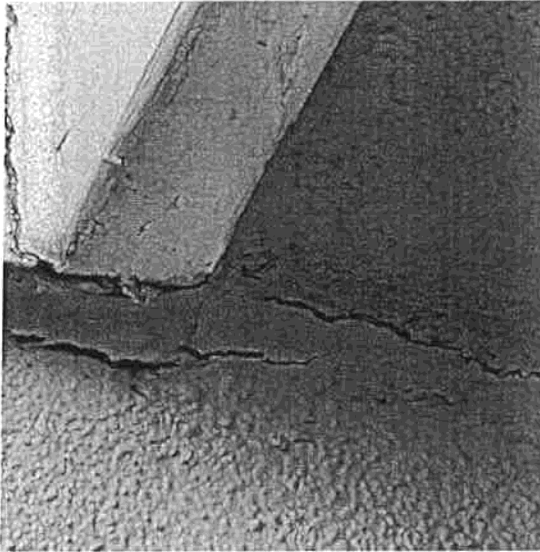


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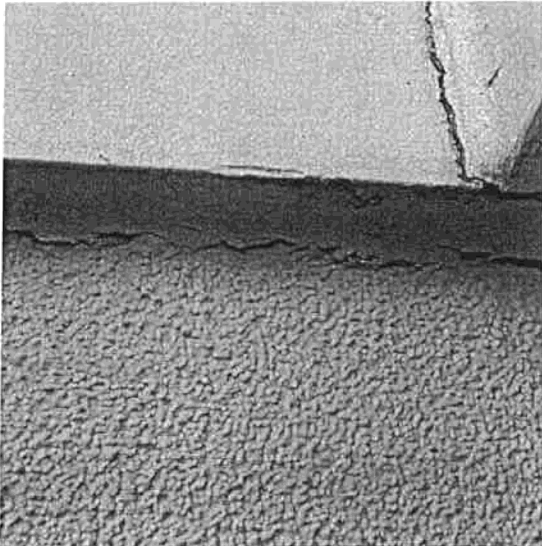
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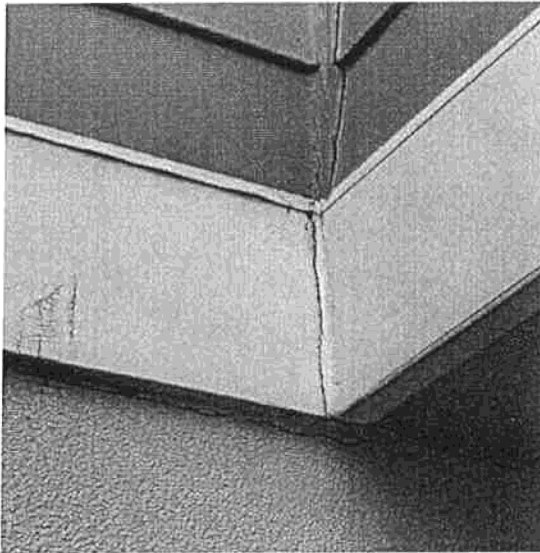
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Job Number:21-0590-REC1-P Album:Pre- existing Damages



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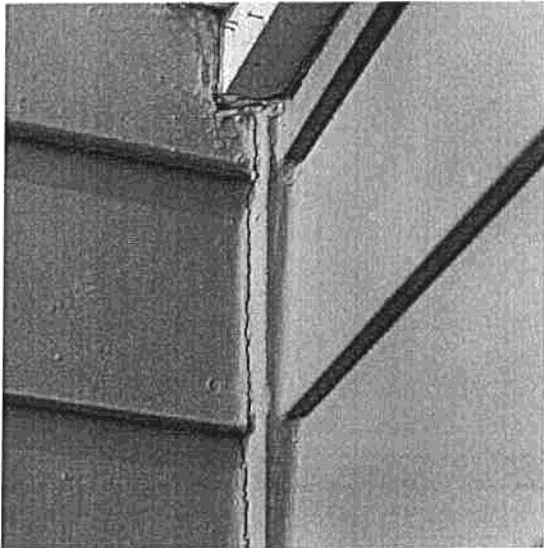


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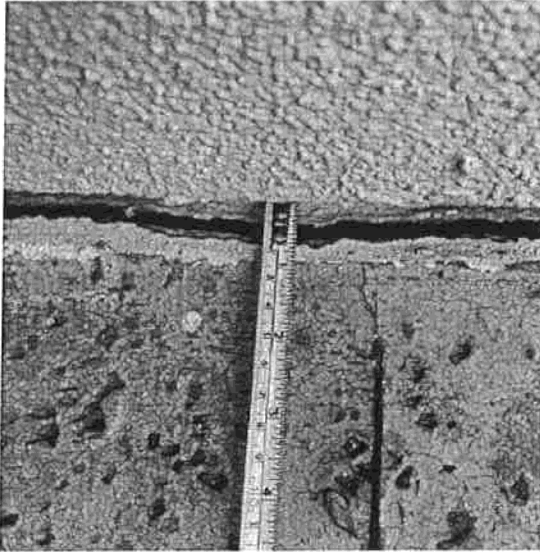


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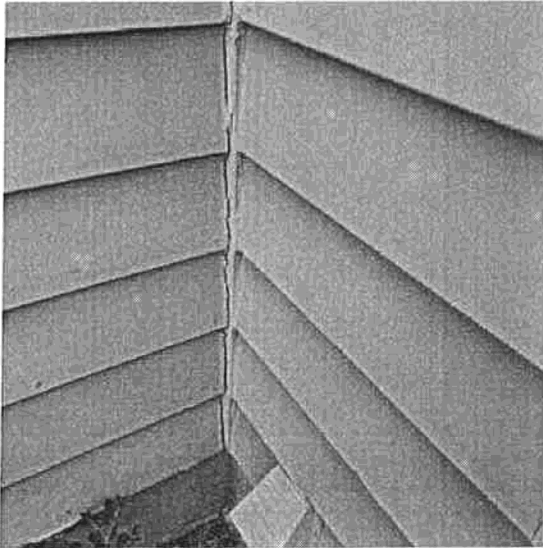


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Animal Pest Management Services, Inc.
 13655 Redwood Court
 Chino, CA 91710

Rodent/Insect Treatment Notification

MONTH: June 2021

ACCOUNT NAME: LAURELMONT COMMUNITY ASSOCIATION

LOCATION: LANDSCAPED COMMON AREAS

Pesticides (EPA REG.)	Gopher	Ground Squirrel	House Mice	Meadow Mice	Rat	General Insect	Snail
Avalon Gopher Grain Bait Strychnine Alkaloid .50% (5042-34)**	X						
Demand C.S. Insecticide Lambda-Cyhalothrin 9.7% (100-1066)*						X	
Rodent Bait Diphacinone Treated Grain .005% Diphacinone .005% (10965-50001)*							
Fumitoxin Registrant Aluminum Phosphide 55% (72959-1)**	X						
Ditrac All-Weather Cake Diphacinone .005% (12455-5)*					X		
P.I. Contact Insecticide Pyrethrins .50% Piperonyl Butoxide 4% (499-444)*						X	
Rozol Pocket Gopher Bait Chlorophacinone .005% (7173-184)*	X						
Rozol Vole Bait Chlorophacinone .005% (7173-242)*				X			
Temprid S.C. Insecticide Imidacloprid 21.0% Cyfluthrin 10.5% (432-1483)*						X	
Termidor S.C. Termiticide/Insecticide Fipronil 9.1% (7969-210)*						X	
Weevil-cide Aluminum Phosphide 60% (70506-13)**	X						
Wisdom Lawn Granular Bifenthrin .2% (5481-521)*							
ZP Rodent Oat Bait Zinc Phosphide 2% (12455-102)*							
IronFist Slug and Snail Bait Sodium Ferric EDTA 2.0% (67702-32-87865)*							X

PRECAUTIONS: *Caution - Hazardous to Humans and Animals

**Danger - Hazardous to Humans and Animals

Sched. Dates of Treatment: Service Dates: 06/14/21, 06/21/21, 06/28/21 Alternative Dates: 06/07/21

*Product Label and Information Available Upon Request - Please Contact Management (800) 344-6567

County Agricultural Commissioners Offices: San Bernardino County: 909-387-2105

Orange County: 714-955-0100

Los Angeles County: (626) 575-5471

San Diego County: 858-694-2739

Riverside County: 951-955-3000