



Chateau Del Mar Condominium Owners Association

IMPORTANT 2-WEEK NOTICE:

Dear Residents,

This is a reminder notice that **McCormick-JWC Construction & Consulting (MCC-JWC)** is scheduled to perform community-wide exterior repairs throughout your property. Construction is scheduled to begin on **Monday, August 4, 2025**, with the commencement of scaffolding setup at your building. Please see the attached approximate timeline schedule for the project. Working hours are Monday – Friday 7:30 AM – 5:00 PM. We are providing you with a second notice to ensure compliance with the following items.

Things to Consider:

- **Clear Balconies and Patios:** We ask that all personal items be removed from your balconies, patios, and exterior walls to ensure there is no damage to your items while the construction work takes place. MCC-JWC will not be responsible for moving or for damaging items that are left within the working areas. We must have a clear working space to be able to set up scaffolding and perform the contracted work. Items left in the working areas will be moved to the underground parking space associated with your unit at an additional cost for the owner.
- **Remove Attachment Items from Building Walls:** As part of the upcoming building painting and wood trim replacements, any balconies/building walls equipped with awnings, sunshades, satellite dishes, or other attached accessories must have these items removed prior to the start of work. Homeowners are responsible for coordinating the removal of their personal items. Alternatively, MCC-JWC can remove them for an additional cost upon request. Please note that MCC-JWC is not responsible for any damage to these items or the cancellation of any existing warranties.
- **Limited Parking:** Please be advised that **parking in front of the building will be limited** during the upcoming repair project. MCC-JWC will be blocking off the north-side parking spaces for the duration of the work to maintain a safe and clear work zone. At certain points throughout the project, all front parking spaces may be temporarily closed to ensure resident safety and prevent damage from falling debris or construction materials. **Garage access will remain available to all residents** throughout the project.
- **Safety Precautions:** During working hours, please keep your windows, blinds, and doors closed. The repair work may generate loud noises and dust and keeping your living spaces enclosed will help mitigate any inconvenience. Please keep all animals secure indoors.
- **Off Limit Areas:** Please be cautious of the construction activities and remain off the exterior patios and balconies during the work to prevent any accidents from falling debris etc.

Our intent is to provide you with our services in a courteous and professional manner. We welcome your calls and comments. If you have any questions, you may contact ***the Project Manager David Knell, at 760-419-4861 or Dknell@mcc-jwc.com***