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April 10, 2023

IMPORTANT - PLEASE READ

RE: Oceana Condominium Owners Association/Balcony Inspections and Repairs
Our File No. 5463

Dear Members:

As you may know, the Oceana Condominium Owners Association (“Association”) has recently begun the process of having exterior elevated elements, (including the balconies,) within the Association inspected by a licensed structural engineer.

This inspection is being performed in accordance with the requirements of California Civil Code Section 5551. The purpose of the inspection is to identify if any maintenance, repairs, or replacement is needed.

If the inspection report recommends any repairs or maintenance, depending on the component requiring work, Owners may be responsible for performing such work. Maintenance responsibility is determined by the Association’s Governing Documents including the CC&Rs and Condo Plan. Please see Article 10 and Exhibit B of the CC&Rs regarding such responsibility.

Once the inspections have been completed, you will receive a report regarding the inspection and recommendations pertaining to your Unit. If any of the recommended work is Owner responsibility, you will be notified of your obligation.

The Association thanks you for your attention and cooperation in this matter.

Sincerely,

DELPHI LAW GROUP, LLP

Tiffany N. Smith-Nguyen, Esq.

OCEANA CONDOMINIUM HOMEOWNERS' ASSOCIATION

5950 La Place Court, Suite 200 • Carlsbad • CA • 92008 • 760-634-4700

May 10, 2023

RE: Balcony Inspections and Repairs

Dear Homeowners,

As you know the HOA had to conduct inspections on all Balconies, Walkways and Staircases. We sent out a communication to all homeowners in April explaining the process and the possibility of homeowner responsibility depending on the components requiring work for your unit.

Attached are the findings of your unit, the required repairs (if any) and a timeline the repair is recommended, along with a copy of the letter that was already sent to you from the attorney explaining the requirements.

The next step is for us to get proposals for the work required per unit/HOA common areas and then we will present that you. A Special Meeting will be set up for June to share our findings with all and to discuss the steps required.

Please note the Board is doing what is required by law and not taking any of this lightly. As you know the Board lives in the Community and are subject to the same requirements that you are.

We will continue to communicate with you throughout this process. Date for the Special Meeting will be posted shortly.

If you have any questions, please email Janet Figueroa at jfigueroa@prescottmgt.com

We thank you for your attention to this matter

Respectfully

On behalf of the Board of Directors,

Janet Figueroa

Janet Figueroa

Community Association Manager - The Prescott Companies - An Associa Company

Color Code Conditions



Inaccessible for inspection/deck floor covering obstructing completion of inspection of deck surface.

Low Priority: Requires routine maintenance and future planned inspections. **(3-5 Year Planning)**

Moderate Priority: Requires remedial/preventative repairs. **(1-3 year planning)**

High Priority: Requires immediate repair of failed system. **(0-1 year planning)**

Severe Condition: Hazardous condition present. **IMMEDIATE ATTENTION REQUIRED**

Unit/ Location	Balcony Style	Railing CONDITIONS	Edge Pitch	Field Pitch	Deck CONDITIONS	Soffit CONDITIONS	Deck Support Columns/Posts CONDITIONS	Deck Fascia/Ledger CONDITIONS	Deck System Type	Orientation: North, East, South, West	Notes & Recommended Repairs
39	Back Balcony	Good	N/A	N/A	Good	Good	Good	Good	LW topping over plywood	W	
39	Entry Balcony	Good	1/8	0	Good	Good	Good	Good	Acrylic over plywood	E	Walking surface inaccessible for inspection.
39	Entry Bridge	Good	1/8 "	0	Good	Good	Good	Good	Acrylic over plywood	N/S	