La Costa Greens Homeowners Association

Town Hall Meeting

Community Issues and
Required Reconstruction Repairs

La Costa Greens Homeowners Association

- Thank you for attending!
  - Please note that all questions will be answered at the end of the presentation.
  - Each Homeowner will have 3 minutes to ask questions.

Thank You For Attending

- Today's Speakers
  - Board of Directors
    - Pat Swinehart, Board President
    - Erik Tesmer, Vice President/Secretary
  - Community Manager
    - Yvette Huffman

Thank You For Attending

- Today's Speakers (Continued)
  - McCormick-JWC Construction & Consulting
    - Jon Wayne
    - Heather LaHaye
  - Delphi Law Group, LLP
    - Dyanne L. Peters, Esq.

Current Status of La Costa Greens

- La Costa Greens HOA is 39 years old.
- The complex was built in a marine environment. It is 1.2 miles from the lagoon/ocean.
- Marine environments are harsh to building components.
- The salt air has compounded the degradation of the exterior building components and the structural framing components.

Current Status of La Costa Greens

- Common areas are in need of significant component replacements.
- There is extensive dry rot and water damage on the exterior of the complex.
- Structural framing damage is occurring.
- Interior water damage is occurring.
- We have a fiduciary duty to each other to protect and enhance our property values.

Project Goals

- Stop multiple water intrusion sources and minimize future maintenance costs.
- Repair structural damage.
- Solve Life Safety issues.
- Restore and enhance the curb appeal of our Community.
- Enhance our property values!

About McCormick-JWC

- McCormick Construction – Since 1914, specializing in low, mid and high rise ground up construction, tenant improvement and renovation of existing structures.
- Steve McCormick acquired Jon Wayne Construction and Consulting in 2020.
- MCC-JWC personnel have completed over 2,600 projects.
- At Risk Construction Manager.

About McCormick-JWC

- HOA Renovation Specialist.
- Projects Range from $250K to $10.5M.
- Corporate Office in Vista, CA with regional offices in Burbank and Newport Beach.

What We Have Learned

- Stucco
  - 30 to 40-year life span.
- As materials fail, underlayment fails.
- Moisture damages substrate and framing.
- Moisture damages drywall/interiors.
- Major structural damages have been found!

Community Challenges

- The following exterior building components are past their useful life and are in dire need of repairs/replacement:
  - Sloped roofing materials.
  - Flat roofing materials.
  - Stucco.
  - CMU walls.
  - Handrail/guardrail assemblies.
  - Stair assemblies.
  - Failing waterproofing assemblies at balconies, walkways, planters, pool deck and roof deck.
  - Structural framing components.
  - Code requirements at pool and spa.

Community Challenges

- Current conditions are allowing water intrusion:
  - Creates structural damage.
  - Dry rot, microbial growth.
- The above creates “Life Safety” Conditions.
- Poor curb appeal is affecting:
  - Unit values.
  - General enjoyment of the community.

Roofing

Excessive ponding at flat roofs.

A/C platforms are failing at flat roofs.

Obvious signs of rusting and dirt build up on metal coping.

Metal Roof at Building 2556 slopes back into stucco without appropriate crickets for drainage. There does not appear to be proper wall to roof flashing. Metal Roof coating is cracking throughout.

Metal Roof at Building 2556 slopes back into stucco. There does not appear to be proper wall to roof flashing. Metal Roof coating is cracking throughout.

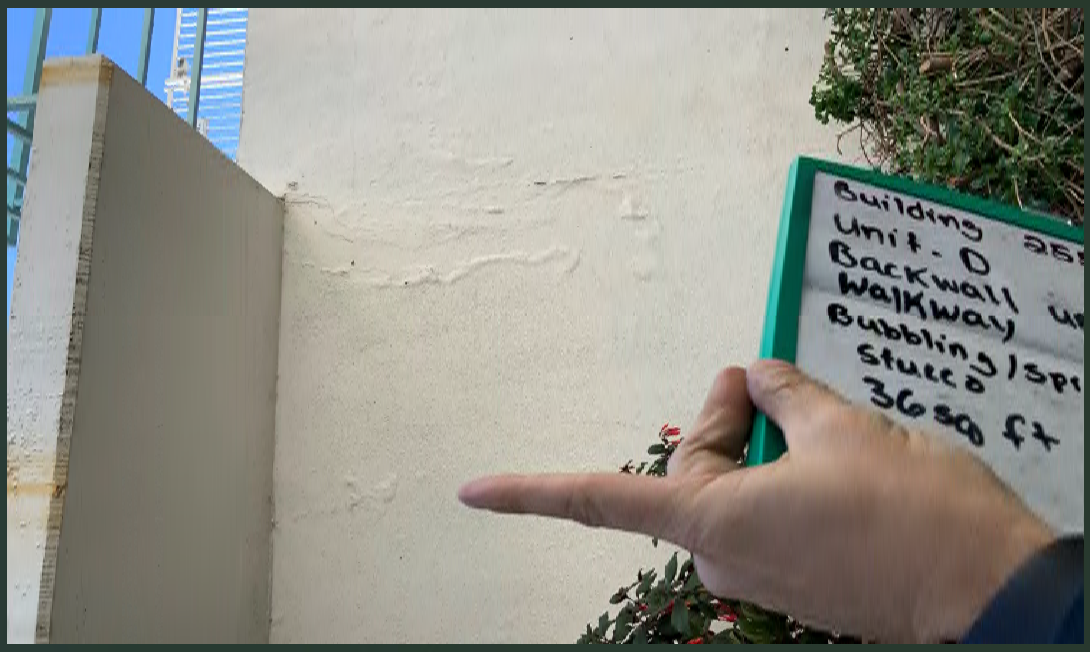
Metal Chimney Cap and Spark Arrestor finish is deteriorating. Leaking issues can arise from moisture seeping through the cracks.

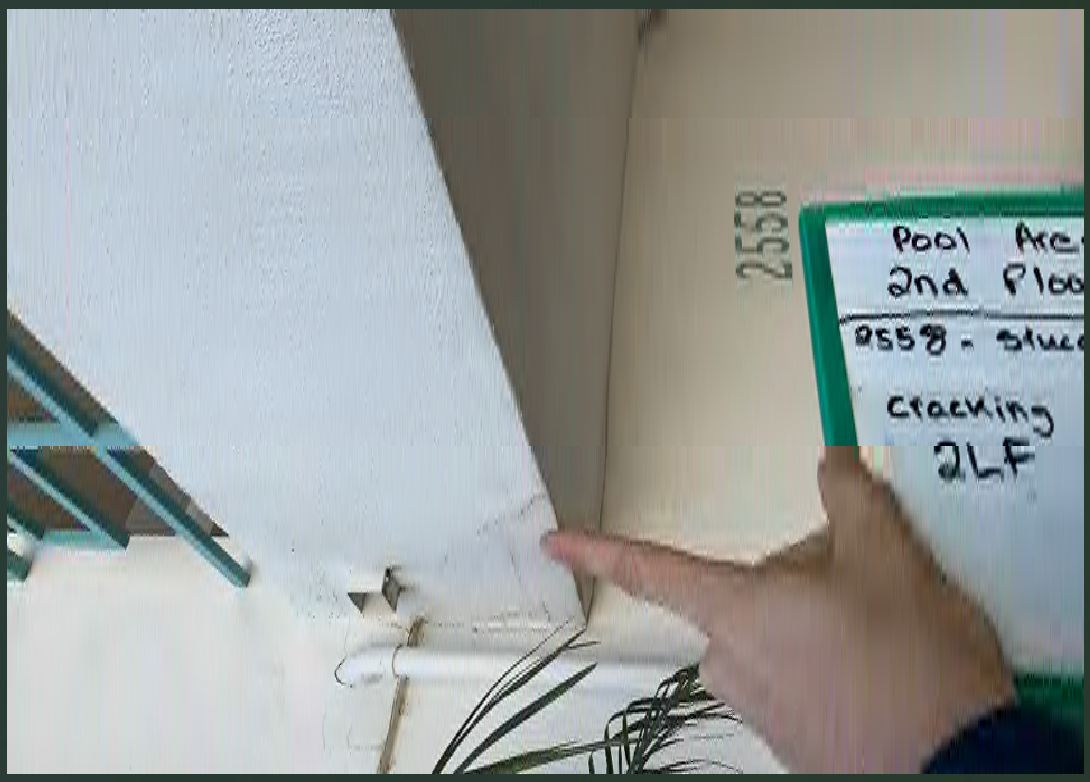
Metal Coping penetrations not sealed properly at guardrail connections. This is causing the stucco at the pony walls to bubble and crack throughout.

CMU and Stucco Cracking

The CMU block wall has signs of cracking at both garages. The stucco walls are cracking throughout the community. The weep screed is rusted out and/or covered over. These issues allow water intrusion into the structural components of the buildings.


SLIPP
SP

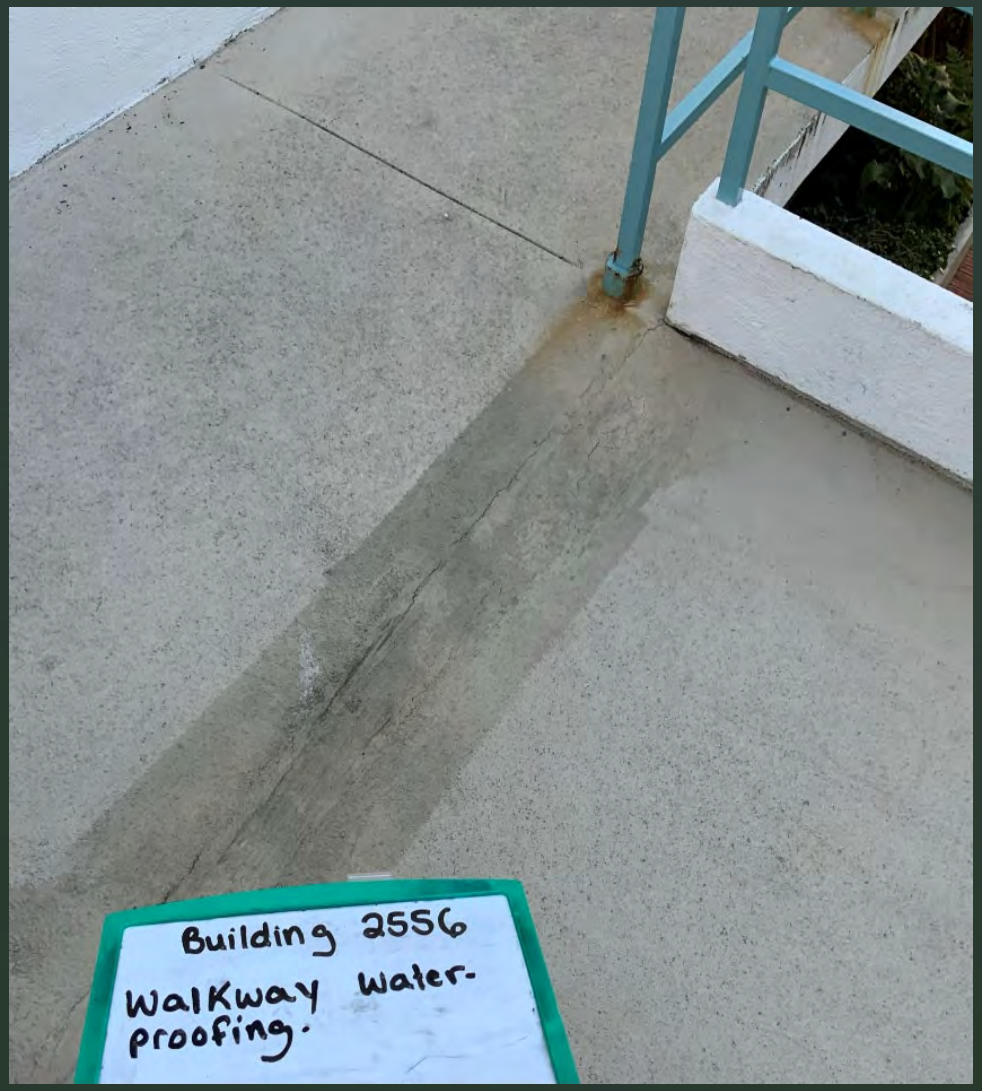

Building
Unit - D
Backwall
Walkway
Bubbling
Stucco
36 sq ft

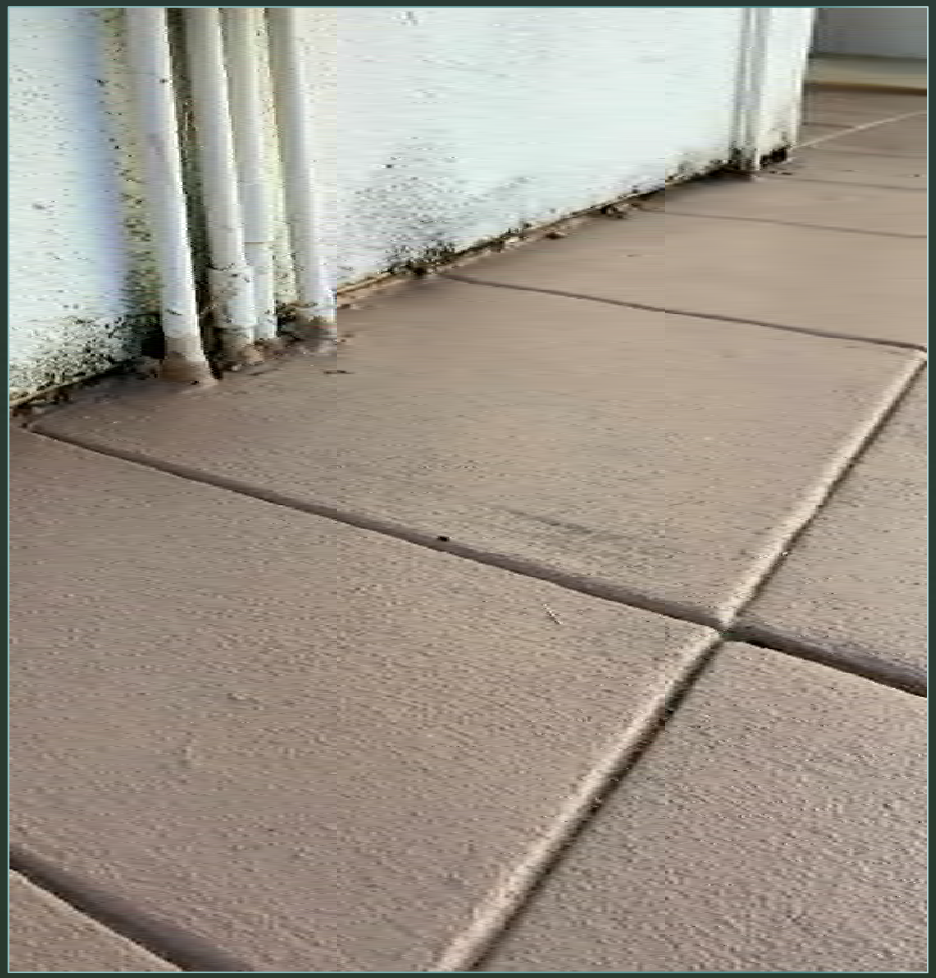

2558
Pool
2nd
2558 -
Cracking
2LF

Water is getting behind the stucco and finding its way out of the top of the door assembly. Water is damaging the door assembly.

Elevated Walkways and Stairs

Waterproof coating is failing throughout the elevated walkways. Cracking appears at all the expansion joints. Metal stair nosing is rusted out which allows water into the assembly. Weep screed is rusting and/or is covered by the waterproof coating. Handrail / guardrail penetrations at the posts are not properly sealed. There is ponding in many areas and failing waterproofing throughout.


Building 2556
Walkway Water-
proofing.



Handrails, Guardrails and Stairs

Handrails / guardrails do not meet current building code requirements. The handrails / guardrails are rusting and failing throughout the community. The post and top rail connections are causing cracking and bubbling in stucco due to being improperly flashed and sealed.


2552

Senate Bill (SB) 326 Inspections

SB-326 Inspections

The State of California put into law the SB-326 inspection mandate in January of 2020. The law requires that all HOA's have a licensed engineer or architect perform visual inspections of the wood framed exterior elevated elements (EEE) that are a minimum of 6 feet off the ground. The inspections must include a visual inspection of the load bearing components in the least obtrusive measure possible and must be performed every 9 years. This means that 1/2" holes needed to be drilled through the stucco soffits in each stud bay of the balconies, walkways, bridges and stair landings so a borescope could be used to inspect the framing.