



HOA Litigation Summary

3121 EVENING WAY, UNIT B

***** The information provided below is a summary based on one person's interpretation of the information available. Please rely on official provided written materials only and verify all information for yourself.**

Unusually heavy rains in Oct. 2023 caused a sinkhole to form on the side of the affected building. During the repair of the sink hole, the HOA alleges that the method used by the City of San Diego's contractor causing the building to be red-tagged and requiring that building's residents to move out of the building.

The La Jolla Terrace HOA filed a lawsuit on February 1, 2024 called La Jolla Terrace Homeowners Association v. City of San Diego and Orion Construction, Case No. 37-2024-00008244-CU-EI-CTL. Scan the QR code at the bottom of the page for further information on the case.

The City assessed the rest of the storm drain system; it was during this process that they lined 50 feet of it so that no other buildings would have the same thing happen to them. The link states that the project is now complete.

A court date is set in April 2026. We have been told that the HOA will win the lawsuit; the City, Orion Construction, Orion's subcontractors are allocating responsibility. Once the lawsuit settles, the building will be rebuilt. This process is expected to take 1.5-2 years.

Five La Jolla Terrace units have closed since the lawsuit was filed:

3163 Evening Way, Unit B
Sold March 2025:
876K, cash sale



8775 Gilman Drive, Unit D
Sold Sept 2024:
890K, cash sale



8767 Gilman Drive
Sold March 2024
835K, financed



3175 Evening Way, Unit A
Sold Feb 2024
\$825K, financed



3175 Evening Way, Unit D
Sold May 2025
\$715,000 Sold by
Team Kolker Wendlandt



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