



## **Wood/Siding and Paint Project Update**

ATTN: The Terrace at Canyon Hills

October 18, 2023

Dear Homeowners and Resident(s),

Ross Construction Management has been hired by The Terrace at Canyon Hills Homeowners Association to act as the Construction Manager and guide the community with a wood/siding replacement and painting project plan. There is a substantial amount of preparation and investigation needed to develop a comprehensive project plan and ensure a smooth project. Thank you for your assistance with this effort. Below is a quick update on what to expect in the upcoming month(s).

The Board of Directors has selected Precision Painting and Reconstruction as the contractor for the wood/siding replacement and painting project in the community. The first stage of the project will consist of wood/siding replacement prior to painting. Wood replacement will begin Wednesday, October 25, 2023, and will flow through the community as shown on the attached community flow map. The wood replacement team will be working ahead of the painting team. We anticipate a period of time (generally, one to two months) between the completion of wood replacement and the start of painting on each building. Work will begin on Santa Rosa Court and finish on San Nicholas Court. The project is expected to last about 14 months from start to completion.

The project will progress throughout the community in a building-by-building approach, with multiple buildings being worked on at a time. Each building will begin with the necessary wood replacement and repairs followed later by paint.

There are many factors that affect the schedule of any project. Those factors include the extent of termite/dry rot damaged wood replacement and potential weather delays. The project will progress following the attached flow map sequentially starting at Building 1. Please review the map and locate your building and its positioning order in the project flow. Be aware that when work on your neighbor's building begins, your building will follow in the upcoming weeks. A notice will be posted to your home about 1 week prior to the work starting on your building with further instructions on how to prepare around your home for wood replacement. A second notice will then be posted to your home about 1 week prior to the painting of your building. Some noise and dust are to be expected during the wood replacement and painting process.

Your cooperation is greatly appreciated through this process. Please call our office or email your project manager, [matt@rossmgmt.com](mailto:matt@rossmgmt.com), should you have any questions.

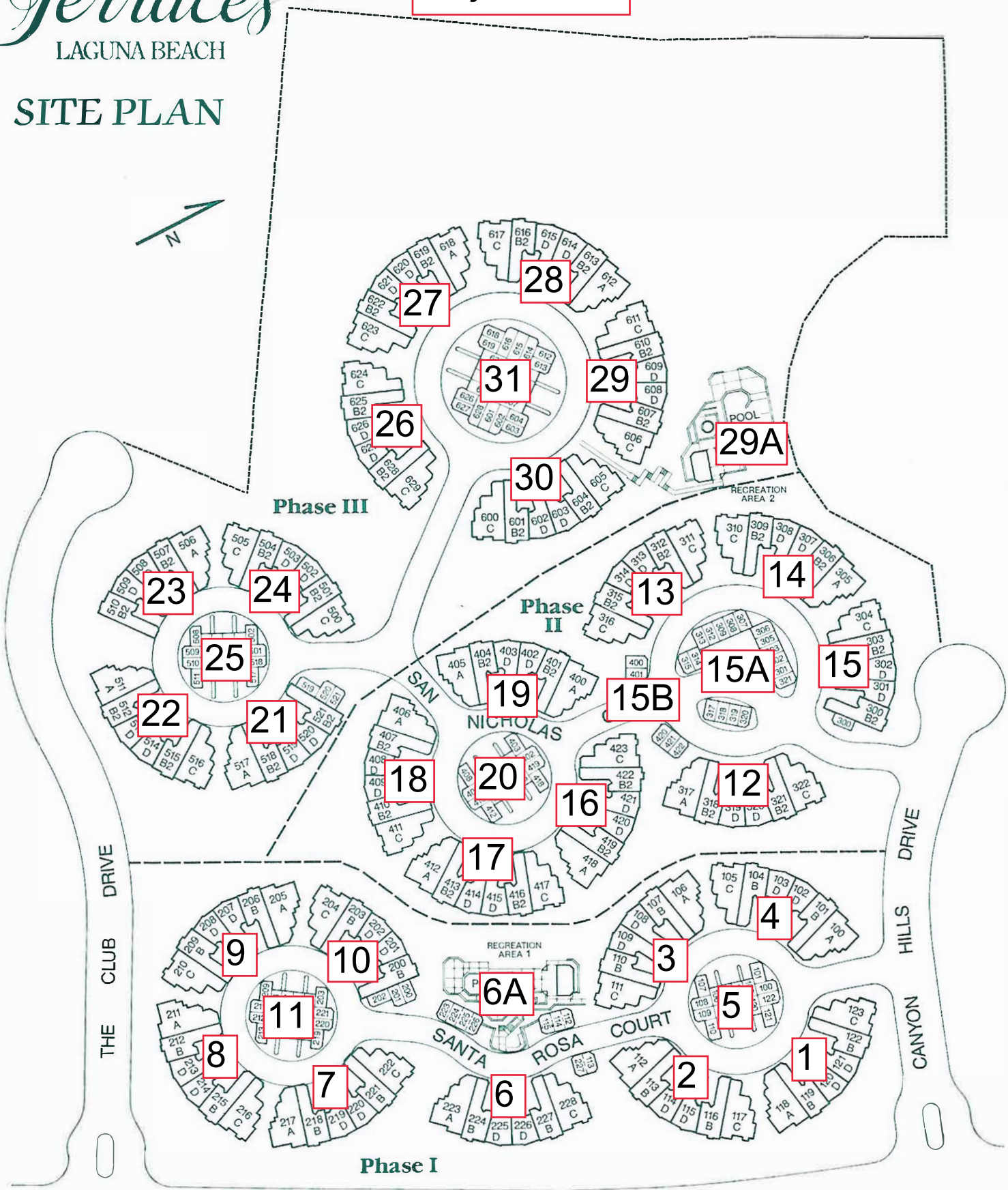
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# Serraces

LAGUNA BEACH

## SITE PLAN

### Project Flow



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EL TORO ROAD