HAMPTON VILLAGE HOMEOWNERS ASSOCIATION

CONSTRUCTION NEWS

May 2020 Edition 9



CONSTRUCTION MANAGER'S CORNER

GREAT NEWS HAMPTON VILLAGE RESIDENTS AND HOMEOWNERS!

It has been a long time coming but we are finally beginning the balcony repairs! Our plan for this month is to begin the first initial reconstruction efforts on Buildings 27 & 28 this month. While every balcony will be affected one way or another, only those units where we may need access from the inside will be contacted directly by our construction management team.

Foundation and balcony repairs for Buildings 41 & 43 are scheduled to take place later this summer. More information to come in the coming weeks and months.

We realize that many of you have been waiting far too long for these repairs and we appreciate your cooperation, in advance, with our construction teams working hard to allow you the use of your balconies once again.

If you have any questions, please do not hesitate to reach out to our construction manager:

Shawn Strohman at 209-300-4990 or via email at shawns@roebbelen.com.



IMPACTS TO NEIGHBORS

Construction activities will be primarily focused around Buildings 27 & 28 during the month of May; however, you may see an increase in the amount of traffic, construction vehicles and personnel throughout the complex.

These individuals can be identified wearing a hard hat and either an orange shirt or orange safety vest.



UPCOMING CONSTRUCTION ACTIVITIES THIS MONTH

Demolition and reconstruction activities at Buildings 27 & 28.



HOW TO PREPARE

In order to help us prepare for this construction, we kindly ask you to perform the following <u>one week prior to your start date</u> (after the notice below is posted on your driveway and garage door):

- Please remove all personal belongings from your balcony for the remainder of the scheduled repairs at your unit (based on the attached schedule)
- Please remove any fragile items from the interior walls of your unit s they may be vibrated loose during repairs.
- Please keep driveways clear during normal working hours (7:30am to 5:30pm). All residents will be issued a temporary parking permit (placed under your front door) to be able to use the Guest Parking spots by the mailboxes seven (7) days prior to the start of construction at your building, along with a notice posted to your front door and your garage door. Access in and out of your garages during normal working hours will also be very limited as well. Below is an example of the notice that will be posted.



Balcony repairs are expected to take place for approximately two to three weeks, beginning on

As a result, we kindly request that you do not park in your driveway between the hours of 7:30am and 5:30pm to allow our construction crews access to the balcony above your garage door. In addition to this, if you park in the garage, access in and out of your garage may be very limited during those times as well. As an alternative, we kindly request that you park in one of the Guest Parking spots located by either of the mailboxes or any of the other Guest Parking spots located throughout our community.

Further, In order to perform the necessary repairs, we will need your cooperation with the following:

•Please remove all personal belongings from your balcony for the remainder of the scheduled repairs.

•Interior access to your units will not be needed at this time, however if access becomes necessary, a separate notice will be posted to alert you to contact us for scheduling •Please remove any fragile items from the interior walls of your unit as they may be vibrated loose during repairs.

We apologize for any inconvenience this project may cause and appreciate your cooperation. If you have any questions, please contact:

Deanna Themoleas, Community Manager, The Management Trust, at (916) 985-3633 ext. 5108 or via email at Deanna.themoleas@mangementtrust.com

OR

Shawn Strohman, Construction Manager, Roebbelen Construction Management at (209) 300-4990 or via email at shawns@roebbelen.com

(209) 300-4990.

Thank you!

Hampton Village Homeowners Assocation Board of Directors

PRELIMINARY SCHEDULE

Task Name	Duration	Start	Finish	Half 1, 2020 Half 2, 2020 N D J F M A M J J A S O N
HAMPTON VILLAGE COURT BALCONY REPAIR SCHEDUE	263 days	Fri 5/1/20	Tue 5/11/21	
MOBILIZE PROJECT	2 days	Fri 5/1/20	Mon 5/4/20	•
SET UP TEMPORARY YARD/STAGING AREA	1 day	Fri 5/1/20	Fri 5/1/20	
DELIVER MATERIALS	1 day	Mon 5/4/20	Mon 5/4/20	*
BUILD MOCK UPS BUILDING #28 UNIT 2812 (TWO BALCONIES)	11 days	Mon 5/4/20	Mon 5/18/20	
BUILD AND INSTALL MOCK UPS	5 days	Mon 5/4/20	Fri 5/8/20	
APPLY MOCK UP FINISHES	5 days	Mon 5/11/20	Fri 5/15/20	
INSPECT MOCK UPS	1 day	Mon 5/18/20	Mon 5/18/20	
BUILDING #28 UNIT #'S 2811, 2812, 2813, 2814, 2815 AND 2816	12 days	Tue 5/19/20	Thu 6/4/20	
BUILDING #27 UNIT #'S 2711, 2712, 2713, 2714, 2715 AND 2716	12 days	Thu 5/28/20	Fri 6/12/20	
BUILDING #14 UNIT #'S 1411, 1412, 1413, 1414, 1415 AND 1416	12 days	Fri 6/5/20	Mon 6/22/20	
BUILDING #13 UNIT #'S 1311, 1312, 1313, 1314, 1315 AND 1316	12 days	Mon 6/15/20	Tue 6/30/20	
BUILDING #12 UNIT #'S 1211, 1212, 1213, 1214, 1215 AND 1216	12 days	Tue 6/23/20	Thu 7/9/20	
BUILDING #11 UNIT #'S 1111, 1112, 1113, 1114, 1115 AND 1116	12 days	Wed 7/1/20	Fri 7/17/20	
BUILDING #10 UNIT #'S 1011, 1012, 1013, 1014, 1015 AND 1016	12 days	Fri 7/10/20	Mon 7/27/20	
BUILDING #9 UNIT #'S 911, 912, 913, 914, 915 AND 916	12 days	Mon 7/20/20	Tue 8/4/20	
BUILDING #8 UNIT #'S 811, 812, 813, 814, 815 AND 816	12 days	Tue 7/28/20	Wed 8/12/20	
BUILDING #7 UNIT #'S 711, 712, 713, 714, 715 AND 716	12 days	Wed 8/5/20	Thu 8/20/20	
BUILDING #6 UNIT #'S 611, 612, 613, 614, 615 AND 616	12 days	Thu 8/13/20	Fri 8/28/20	
BUILDING #5 UNIT #'S 511, 512, 513, 514, 515 AND 516	12 days	Fri 8/21/20	Tue 9/8/20	
BUILDING #41 UNIT #'S 4111, 4112, 4113, 4114, 4115 AND 4116	11 days	Mon 8/31/20	Tue 9/15/20	
BUILDING #42 UNIT #'S 4211, 4212, 4213, 4214, 4215 AND 4216	11 days	Tue 9/8/20	Tue 9/22/20	

Repairs for units not listed above will be scheduled in Summer/Fall with information to follow in future newsletters.

PATH OF CONSTRUCTION

