

# *Pebble Beach Villas*

5/1/2024

DEAR OWNERS,

OUR PRIME SEASON IS OVER AND MANY OF OUR NEIGHBORS HAVE HEADED UP NORTH TO ENJOY THE SUMMER MONTHS.

AS YOU ARE AWARE, THE ROOFING PROJECT IS WELL UNDERWAY. WE HAVE CHANGED THE INSTALLATIONS APPROACH TO ACCOMMODATE SUPPLY ISSUES; HOWEVER, THE PROJECT IS PROJECTED TO BE COMPLETED WELL WITHIN SCHEDULE.

OBVIOUSLY, THE ROOFING PROJECT IS SUBSTANTIAL AND PBV IS ANTICIPATING SOME ISSUES MAY DEVELOP WITH DAMAGE TO UNITS. UPON PROJECT COMPLETION PBV WILL CONDUCT A SURVEY OF UNITS TO ASSESS ANY DAMAGE AND MAKE REQUIRED REPAIRS; HOWEVER, PBV WILL ONLY INSPECT UNITS WHEREBY OWNERS AUTHORIZE PBV TO ENTER AND INSPECT THESE UNITS. IF YOU WISH TO APPROVE PBV ENTRY, PLEASE SEND A BRIEF EMAIL TO EM AUTHORIZING ENTRY BY JUNE 1, 2024.

ON ANOTHER MATTER, OWNERS WHO USE A GARAGE DEHUMIDIFIER IN THEIR CARS DURING THE SUMMER ARE REMINDED TO SEND A CHECK OF \$50.00 TO JERRI IVES ( [jerrives@gmail.com](mailto:jerrives@gmail.com)). THESE PAYMENTS MUST BE RECEIVED BY JUNE 1, 2024 TO INSURE THAT CONNECTIONS CAN BE MAINTAINED.

OWNERS ARE ALSO REMINDED THAT REGULAR MAINTENANCE AND CARE OF UNITS IS REQUIRED AS SPECIFIED IN THE PBV RULES & REGULATIONS. AS A REMINDER:

1. HOT WATER HEATERS SHOULD BE CHECKED REGULARLY, AND THEY MUST BE REPLACED IF OLDER THAN 7 YEARS.
2. WATER SUPPLY MUST BE SHUT OFF WHEN OWNERS LEAVE THEIR UNIT.
3. WINDOWS AND SLIDING DOORS MUST BE CALKED TO PREVENT WATER SEPAGE.
4. OLD SCREEN DOORS ARE TO BE MAINTAINED OR REPLACED.
5. A. C. UNITS MUST BE MAINTAINED, INCLUDING REGULAR CLEANING AND SERVICE DRAIN LINKS.
6. CARDBOARD BOXES ARE PROHIBITED FROM STORAGE UNITS AND GARAGES. PLEASE TAKE CARE TO REMOVE CARDBOARD FROM THESE AREAS.

IN CLOSING, ON BEHALF OF YOUR BOARD, WE WISH YOU A PLEASANT AND HEALTHY SEASON.

REGARDS,

KEVIN