

OAK CREST VILLAGE
Homeowner Meeting
For Phase 2 Painting and Repair
June 15, 2024
11:00am

Summary Notes of this meeting are italicized and shown in blue.
By Chris Pair

Goal of this meeting:

- **To inform everyone affected by Phase 2 Painting and Repair about the scheduling of the project**

The Phase 2 Painting and Repair schedule has been pushed back. Bids will most likely go out in Dec 2024/Jan 2025 with an estimated time to start the project in Spring of 2025.

Reasons why:

- 1. The contractor's itemized list of HOA and Homeowner repairs was not completed as it has been done in the past by others (in previous Phase inspections). The Board took some time to send him a letter requesting a more detailed listing as it pertained to the Homeowner repairs. The contractor assumed our buildings were condos that must satisfy SB326 requirements. During his inspections, he determined that all decks must be replaced saying that they were not up to current code; he felt he did an adequate job and basically didn't want to update the information. The Board decided not to pursue this item with him and OCV will go out to bid with the information we have.*
- 2. The Board was also told that the T-111 siding we use for our homes may be hard to come by and not readily available in the later summer months.*
- 3. The permitting process now requires permits and plans to be submitted electronically. Just getting plans can possibly take 3-4 months.*

- **SB326 Information**

*There seemed to be a lot of confusion with not only the homeowners, but the City of Citrus Heights, and the above mentioned contractor as to whether the Senate Bill 326 (SB326) affected the homes in our community, particularly 14 homes in Phase 2. The guidelines under SB326 would have added **thousands** of dollars to the costs of balcony and deck repairs and replacement for these homeowners.*

*To make a long story short – the homes in OCV that are attached in groups of two or more homes in a building are considered **townhomes** (not condominiums) and are treated like “residential” single family homes which are not subject to the rules of SB326.*

Condominiums, on the other hand, fall under the realm of “commercial” construction are subject to the guidelines of the SB326.

- **Homeowner’s responsibility – HOA Responsibility**

Attached in the packet of materials were the following two documents:

1. **SAMPLE FROM Oak Crest Village Home Owners Association, Phase 5 Homes, Exterior Surfaces Repair and Painting Project – 2022, Responsibilities**

This is an example of what goes out to the Contractor who bids on a Painting and Repair project in Oak Crest Village. It outlines/clarifies who is responsible (HOA or Homeowner) for the different areas of the exterior surfaces.

2. **Oak Crest Village Wood Repair Scope of Work, Owner Contractors**

This document states the requirements for exterior wood repair work in Oak Crest Village taken on by owners and/or contractors. It is the same as what is required by whatever contractor will be hired by the HOA.

- **What is required by the City of Citrus Heights**

There also seemed to be a lot of confusion/ideas about what is required by the City of Citrus Heights Building Dept.

While the “townhome” designation lets many owners off the hook regarding having to get new engineering done for their balconies/decks and structural support members, it does NOT take away the other requirements by the City regarding repairs made to our homes.

The City of Citrus Heights Building and Safety Division – Policy for Permitting Requirements for Residential Remodels, Alterations, Repairs, and Additions was a document included in the packet of information.

The following two items listed in this document that pertain to decking in our project require a permit:

- The removal or cutting of any structural beam or load-bearing support.
- The removal or change of any required means of egress or rearrangement of parts of a structure affecting the egress requirements.

If a homeowner removes and replaces damaged surface deck boards (like for like) a permit is not needed. However, if any structural member supporting those surface deck boards needs to be replaced – that will require a permit.

OCV Board does not police homeowners when it comes to permits as the OCV Rules and Regulations state that “The Homeowner is responsible for obtaining any required building or other permits.”

Please note however, that if an Inspector is doing an inspection for the siding and notices unpermitted deck work/repair, he can issue a fine for doing work without a permit and may require some of the work to be taken apart for inspection and/or redone.

The City of Citrus Heights Building and Safety Division – Preparation of Plans and Specifications was another document included in the packet of information.

Permit processing these days consists of application forms and plans describing repair work all to be submitted ELECTRONICALLY. This means finding a contractor who has access to getting computer plans done for your deck project(s) and could take up to several months to complete.

- Questions we asked the City

The notes from this meeting are included as part of the packet of materials.

Within Phase 2 there are 32 homes and each of these homes have at least two decks if not three. Many of these decks (or portion thereof) will have to be removed in order for the contractor to replace bad siding. There were many misinformed ideas about what the City was going to require as far as removing and replacing deck surfaces and structures. Replacing “like for like” without a permit is no longer accepted by the City IF there are any structural members involved.

Elmo Banning and Chris Pair had a meeting with the City in order to clarify these items. They also told the City that OCV had not gone out to bid yet and that the project was being pushed out until next year.

- **What is required by the OCV CC&Rs**

*Discussion was had regarding what is stated in the CC&Rs in **Section 8.2.3 – Exterior Maintenance of Residences**. This document was not in the packet but was available on the front table for viewing and is also available on the OCV website.*

Discussion items

- Why it may make more sense to re-do more of the deck vs. more labor intensive approach

Things I’ve learned from contractors in this process:

Sometimes it’s easier and less expensive to tear off all deck boards than to try to pull each board up and reuse them – more labor intensive...which costs more money.

Removing a ledger board is usually taken off in pieces and chunks – very unlikely to pull it off in one piece and re-use it.

- Discussion on how fix them in a timely manner (either before the painting or between now and next spring)

- Deck Fixes before painting scheduled for next spring and how to address siding

In the past, it seems that most of the homeowners have used the HOA contractor to repair or replace any deck work that may be required. Coordination and work flow are handled by one company and done in a timely manner to facilitate completion of the project. This will still be an option or you can use your own contractor as long as they can coordinate with the HOA contractor and don't cause any holdups for the project.

However, those interested in getting work done prior to next spring have the option of doing deck repairs and repairing any affiliated siding that the deck touches, rests on, or abuts to. Then their decks won't have to be addressed or removed again provided all siding issues were taken care of appropriately and within the guidelines given. Material costs for siding should be itemized separately in order to be reimbursed by the HOA. The timing and costs of reimbursement are to be determined by the HOA.

- Discuss problems with existing decks and ideas to avoid these problems in future years.

Because of the design of most of these decks abutting up to siding in many areas, it was my suggestion to try to find some creative solutions to repair or slightly reconfigure decks so as not to have to go through this kind of process again each time painting occurs and siding might need to be replaced.

As people discuss with contractors, friends, etc. on how to repair their decks and what the costs are going to be, I suggested we share information that might be useful to other homeowners facing the same situation.

- *One homeowner suggested we put a page on the OCV website under the "Members" side where these meeting documents could be shared and people could post ideas and information they learn in the process. I am working on getting that done with the help of Kathy Smallshire.*
- *Several homeowners requested a copy of the latest itemized list of HOA and Homeowner repairs which are listed by address. That list will be available on the website referenced in the previous paragraph.*

Additional comments/information:

Chris Pair has found that many contractors do not apply for permits and do not include that item in the estimated cost for your project.

Citrus Heights Permitting costs at the time of this meeting were in the following ranges:

Total Repair cost (materials & labor)	Permit costs
\$0-\$500	\$199
\$501-\$2000	\$199 - \$399
\$2001-\$25,000	\$399 - \$785
\$25,001-\$50,000	\$785 - \$1645
\$50,001-\$100,000	\$1647 - \$2195

Building Permit Fees	
Project Valuation \$1 to \$500	\$199
Project Valuation \$501 to \$2,000	
First \$500	\$199
Each Additional \$100 or fraction thereof	\$13.29
Project Valuation \$2,001 to \$25,000	
First \$2,000	\$399
Each Additional \$1,000 or fraction thereof	\$16.81
Project Valuation \$25,001 to \$50,000	
First \$25,000	\$785
Each Additional \$1,000 or fraction thereof	\$34.40
Project Valuation \$50,001 to \$100,000	
First \$50,000	\$1,647
Each Additional \$1,000 or fraction thereof	\$10.97

Additional documents that were discussed and available on the front table for attendees to review. See the following list:

1. Oak Crest Village, Phase X, Exterior Painting Bid Specifications

This was a sample of what is required to paint siding by a contractor.

2. CC&R's, Article 8 – Maintenance of Property

This contains the applicable CC&R sections for exterior maintenance.

3. Oak Crest Village Rules and Regulations

Specifically the section of "Modifications to Homes and Landscaping"

4. Oak Crest Village Homeowners Association Phase 2 Residents Memo

This was a sample of the memo that gets sent out to homeowners once a contractor has been chosen to do the painting and repair project. The paragraph specifically highlighted in the memo reads as follows:

XXX Painting Co. will provide you with a contract for the repairs that have been identified as your responsibility in the document previously delivered to you. You should receive the contract in the next few days. You may choose to use the HOA's contractor, use a licensed contractor of your choosing, or may do the work yourself. Should you choose to use a contractor other than the HOA's selected contractor, any contractor you hire must be licensed by the State of California for the specific work that they will perform and they must perform the repairs in accordance with the specifications provided previously to you by the HOA.

5. CITY OF CITRUS HEIGHTS – PROJECTS REQUIRING A BUILDING PERMIT