

# ABOUT THE VILLAGE ELEVATORS

Recently, there has been some concern expressed and opinions circulated regarding the maintenance and safety of our elevator equipment. Some of this concern and frustration stem from a rash of repeated breakdowns, involving the elevator at building 630. At times, failures have caused the equipment to shut down, return the cab to the bottom level and open the door for exit, as designed to do in such an event. While there have been failures of other elevator locations from time-to-time, the 630 location has sustained, several recent events. Failures have occurred from a number of reasons, including debris interrupting switch action and holding the door open that times out the system.

The Board wants to assure all homeowners and residents that safety is a priority concern for our HOA. To that extent, our HOA, via Board action, has consistently employed the services of qualified and licensed elevator maintenance provider. The services include a monthly, routine check of all our elevators and a 24/7 response to meet any emergency need.

**The Village is currently contracted with RS Elevator Corporation, a fully licensed and bonded C-11 contractor, in good standing with the California State License Board (CSLB). Clients of RS include, Embassy Suites, USC, Edison, Chevron Texaco, Los Angeles County, and many others.**

The cause(s) of the 630 elevator failures have been very difficult to pin point. RS has been out on every event and examined all the equipment, including the electrical system. Matt Smith, owner of RS has been on site with his technicians in this task.

After monitoring the system with a recording device, it was determined by RS, that the electrical performance appeared to be at acceptable levels and not necessarily the problem source. So, RS has gone further to examine each component and had changed out/repaired them as necessary, in a process of elimination, to find the problem. This included the last failure on Easter Sunday and RS replaced the starter, now suspected to be the cause. This can only be verified in time by operating the elevator.

Should another failure occur, the Board, with the cooperation of RS, has planned and authorized, an alternate, qualified maintenance company to perform an evaluation and provide a second opinion.

The Board truly regrets any inconvenience this situation may have caused anyone. The Board also wants to assure everyone, that the elevators are well maintained, safe, and currently licensed for operation in compliance with the State of California.

If you have any questions, please contact the Board via Horizon Management, or attend the next HOA monthly meeting on Monday, March 31<sup>st</sup>.

The Village Board of Directors  
(3/26/08)