

**THE VILLAGE CONDOMINIUMS AND TOWNHOMES  
2009 Projects List**

**CONTRACTOR PROJECTS (Short Term: 0 - 1 Year) (By Horizon Management / On-S**

<b>No.</b>	<b>Project Description</b>	<b>Status</b>	<b>Estimated Start</b>	<b>Estimated Duration</b>	<b>Labor</b>	<b>Estimated Cost</b>
1	Repaint All Building Exterior (Painting Completed)	Final Punch List	2008	Early 2009	Contractor	\$210,000.00
2	Annual Boiler Cleaning & Adjust (Bldgs 610-660)	Bldgs 640/650	Feb/Mar 09	3-4 Days	Contractor	\$4,000.00
3*	New Roofs & Metal Flashing	Scheduled	Late Spring	10-12 Weeks	Contractor	On Bid
4	Pool Replaster / New Tile / New Drainage System	To Be Bid	TBD	TBD	Contractor	To Be Bid

**Total Material & Labor: \$214,000.00**

**NOTES:**

3\* Re-Roofing - reviewed and evaluated annually - was re-scheduled for 2009. Current Roofing reserves, as of 2/28/09, is appr

**MAJOR STAFF PROJECTS (Short Term: 0 - 1 Year) (Managed by On-Site Mai**

<b>No.</b>	<b>Project Description</b>	<b>Status</b>	<b>Estimated Start</b>	<b>Estimated Duration</b>	<b>Labor</b>	<b>Estimated Cost</b>
1	Repair / Replace+Paint 660 Pedestrian+Pool Gates	Planned	Apr 09	TBD	2 Staff	\$750.00
2	Paint+Repair Fencing Torrance Bl. Side (TH Areas)	In Progress	Mar/Apr 09	4-6 Weeks	2 Staff	\$850.00
3	Pool Area -Upper Ret.Walls+Superstructure (North)	Approved	May/Jun 09	TBD	3 Staff	TBD
4	Repair+Refurbish Irrigation System/Guest Driveway	Planned	TBD	TBD	3 Staff	\$1,000.00
5	Major Guest Parking Refurbishment (Slurry+Striping)	Planned	TBD	2 Weeks	2-3 Staff	TBD
6	Repair/Replace Roof Doors As Needed (\$1100/Door)	Lee will Advise	TBD	2 Days	2 Staff	\$1,100.00

**Total Material & Labor: \$3,700.00**

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**MAINTENANCE PROJECTS (Longer Term: 2 - 5 Years)**

<b>No.</b>	<b>Project Description</b>	<b>Status</b>	<b>Estimated Start</b>	<b>Estimated Duration</b>	<b>Labor</b>	<b>Estimated Cost</b>	
1	Garage Slab Maintenance (Bldgs 630 & 640 P1)	Re-Bidding	TBD	7 Weeks	Contractor	TBD	f
2*	Re-Pipe Pressure Water System	As Needed	TBD		Contractor	\$450,000.00	f

**Total Material & Labor: \$450,000.00**

**NOTES:**

2\* The pressure water system, may require replacement prior to the 40-50 year design life, is being addressed on as-needed basis. Current plumbing reserve, as of 2/28/09, is approximately \$241,739.

**2009 COMMITTEE PROJECTS**

<b>No.</b>	<b>Project Description</b>	<b>Committee</b>	<b>Estimated Start</b>	<b>Estimated Duration</b>	<b>Labor</b>	<b>Estimated Cost</b>	
1*	Front Flower Beds (Bldgs 610 - 630)	Landscaping	Jul 09	4-5 Days	2 Staff	\$700.00	f
2*	Re-Landscape Guest Parking Area	Landscaping	Jul 09	3-4 Weeks	2 Staff	\$2,000.00	f
3	Refurbish North side of Bldg. 610	Landscaping	Aug 09	2 Weeks	2 Staff	TBD	f

\* Rescheduled for after paint project is completed to avoid plant damage.

**Total Material & Labor: \$2,700.00**

Re-Landscape Front Area bet. 650/660 Catalina Ave Frontage	DONE		\$3,088.50	(
Re-Landscape Catalina facing area bet. 650 +Casa	DONE		\$3,700.00	(
Re-Landscape / Plant (Along West facing Lower Fence Area-TH #4)	DONE		\$1,000.00	f
Flower Bed (Garnet Entrance)	DONE		\$700.00	f
TH #5 + 6 Walkway Ground Cover plants	DONE		\$200.00	f
Sprinkler Refurbishment - 650 facing North Catalina	DONE		\$500.00	f
Torrance Blvd/660 Driveway New Landscape & Sprinkler Sys.-City Grant	DONE		\$3,200.00	f

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<b>Total Material &amp; Labor:</b>	<b>\$12,388.50</b>
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## Completed Projects - 2007 / 2008 / 2009

Project Description	Status	Estimated Start	Estimated Duration	Labor	Estimated Cost
New Formica Counters (Laundry Rooms)	DONE				\$5,200.00
Re-Paint East End Stairwell Railings	DONE				\$1,000.00
Wild Life Control TH #4	DONE				\$475.00
Hedge TH #4 Re-landscaping project	DONE				\$1,000.00
Sealing Exterior South side Seams (THs #5+6)	DONE				Mtls+Labor
TH # 4-5-6 New Bldg. # and Repair/Paint Fascias	DONE				\$400.00
Screen All TH # 4 Roof Vents	DONE				\$200.00
Paint/Refurb.Garnet Gate / Pillars + Replace Globes	DONE				Mtls+Labor
Replace Irrigation System ( Fire Road) TH# 4	DONE				Mtls+Labor
Repair / Replace + Paint Pedestrian Gates TH #5 + 6	DONE				Mtls+Labor
Replace All Townhomes cave porch lights	DONE				\$600.00
Install new Townhomes numbers (36)	DONE				\$100.00
Install new water heater TH #5	DONE				\$2,300.00
Install walkway pole lights bet.Bldgs.640/650+TH #4	DONE				\$800.00
Replace + Paint 9 Townhomes fascias	DONE				\$850.00
Install gravel filter TH #4 stream	DONE				\$1,000.00
Change out P-Trap in all laundry drains	DONE				\$600.00
Paint Outside Door Jams (All East end Bldg)	DONE				Mtls+Labor
Repair / Replace + Paint 660 Pedestrian + Pool Gates	DONE				\$750.00
Repair + Upgrade sprinkler heads - entire property	DONE				\$800.00
New TH #5/6 Trash Room Doors - Bldg. 660 driveway	DONE				\$400.00
Surveillance Camera - Guest Driveway Gate	DONE				\$2,500.00
Added Lights - TH# 4 Walkway North End	DONE				Mtls+Labor
Surveillance Camera - 660 Driveway Ent. + TH Gate	DONE				\$950.00
Roof Replacement - TH #4 boiler room	DONE				\$500.00
Replace Wood Walk Bridge - TH #6	DONE				\$200.00
Yearly Palm Tree Trimming (82 Trees)	DONE				\$1,000.00
TH #4 stream pump sound proofing consulting	DONE				\$300.00
New Pool Locks + Key Change	DONE				\$3,000.00
Replace Roof Access Doors	DONE				\$900.00
Repair Bldg. East-Facing Window Leaks	DONE				\$34,500.00
Balcony Railing Repair	DONE				\$30,921.00
Boiler Room Roof on TH 5	DONE				\$400.00
Alarm System Check Opns + Fire Extinguisher	DONE				\$1,000.00

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**Total Material & Labor: \$92,646.00**