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BEFORE RENOVATION

Board Perseverance & Professional Help Win the Day!

By Dennis Brooks

For years Village Palos Verdes Homeowners Association had incurred substantial costs for building maintenance. The complex, consisting of 21 buildings, two pool house buildings and 180 units, was in excess of 30 years old. The original cedar siding had never been sealed nor had any finish ever been applied; it was dried out, full of termites and dryrot and was a source of substantial water intrusion. In many locations the association had used caulking on the siding trying to keep water from entering the units, but this was expensive and ineffective. Although many in the association were aware that it was necessary to replace the siding, as in any association, there were a few homeowners that refused to face the reality that the siding had outlived its useful life.

The board of directors, knowing that the work needed to be done, followed the advice of their community manager and interviewed several construction managers. Our company was selected to assist them with this major renovation project. As in most projects of this type the board who was working to solve the problem faced opposition from those members who did not want to incur the cost of a repair. With the

construction managers assistance the board held several informational town hall meetings and ultimately passed an assessment with a successful majority vote by the membership.

Once again the opposition homeowners started a campaign to stop the project. The opposition made claims about the election process and worked hard trying to convince other homeowners that the project was unnecessary. They posted letters to the members throughout the association; they contacted the local newspaper and convinced them to run a story about the plight of the homeowners facing off with their association over the renovation. When these attempts failed to gain traction with the board and membership, the opposition found an attorney who was willing to represent them, and they filed litigation against the association in an attempt to stop the work. The board, resolute in their decision, and the majority memberships vote to restore the association's property, stood strong in their defense of the process and their plan to renovate the property. After a year of legal maneuvering the claims against the association were dismissed and the project was free to finally move

forward. The board, having hired and relied on quality property management, solid legal and professional construction management advice, was enabled to prevail against the opposition.

Today the exterior renovation project is complete and the exteriors of the buildings are watertight. The renovation included complete replacement of the siding, new doors and windows, new decks with the addition of the cable rail accents, new roofing and chimney caps and a fresh coat of paint. Once construction started, it was completed ahead of schedule and slightly under the original allocated budget. The project is a testament that with firm determination, persistence and quality professional guidance, associations can overcome objections and obstacles and prevail in their pursuit to properly fulfill their fiduciary duties to the greater benefit of the association.



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