



THE RIDGE REPORT

April 2022

Board Meeting:

Per Civil Code section 5450, this letter is to provide you with the legally required notice and advise that the Association will hold its open Board meetings remotely, without an in-person location, because a state of emergency or disaster declaration has been proclaimed and the Board has determined that meeting in person is deemed either unsafe or impossible as a result.

The next wholly remote Board meeting is scheduled for April 20, 2022 at 4:00 PM via zoom video conference call. Members are invited to participate in the meeting by:

<https://us06web.zoom.us/j/87308087985?pwd=SlZtdFE0RVpKNkVyY0NWMHFuYIR2Zz09>

Meeting ID: 873 0808 7985 / Passcode: 085256

Members who prefer to call in may call this telephone number:

1 669 900 6833 US (San Jose) / Meeting ID: 873 0808 7985 / Passcode: 085256

Members with any technical issues may contact Craig Cordi, (408) 226-3300, and ccordi@gocompass.com before or during the meeting for further assistance.

We look forward to seeing you at the next meeting.

Sincerely,

Board of Directors

Board Meeting Agendas:

Agendas will be physically posted at the bulletin Board at the top of Shelby Creek. Agendas will be sent out via email blast and will be received by members who have signed up to receive them. Agendas will also be posted on the association website four days in advance of the next meeting.

Roof Replacement Project:

Phase 1 of the California Ridge roof replacement project has been completed. The project was managed by C. L. Sigler was started on October 11, 2021 and completed on January 14th, 2022. Nine buildings / 29 units had their roofs replaced with CertainTeed Presidential TL asphalt shingles. Total budget for the project was \$704,453.00 with the actual project cost being \$687,054.00.

As you may be aware, the California Ridge CC&R's specifically state that any damage to the roof substructure, i.e., plywood sheathing and roof trusses, is the financial responsibility of the homeowner. Many roofs in our community sustained damage to the roof substructure with the cost of these necessary repairs being billed to the homeowner. The average homeowner cost for these roof repairs was \$1916.00. We anticipate that damage to the roof substructure will be experienced in all phases of the roof replacement project.

We are currently planning to begin phase 2 in October 2022. We are in the process of identifying approximately 8 to 10 buildings for the next phase and are currently analyzing our budget and reviewing the contract options. As more information becomes available regarding phase 2 of the roof replacement project we will communicate this information in the HOA Newsletter.

If you have any questions regarding the roof replacement project, please attend the Board Meetings where a C. L. Sigler representative will brief the Board on the progress of the project and take questions.

Compass Closing Early:

Compass Management will be closing at 12:30PM Friday, April 15, 2022 for Good Friday. The main line for Compass Management Group, Inc. (408-226-3300) is available 24 hours per day, seven days per week, to request assistance involving property damage related to components maintained by the Association.

If an emergency situation involving property damage occurs when the office is closed, please follow the directions on the phone system to reach our emergency response manager.

Board Members

Wendy Banas

President

Steve Bibb

Vice President

Jon Gibson

Treasurer

Peer Dampmann

Secretary

Maryam Zandkarimi

Director

Important Information

Compass Management Group

77 Las Colinas Lane

San Jose, CA 95119

Phone:

(408) 226-3300

Fax:

(408) 226-3406

Email Inquiries/Requests

helpdesk@gocompass.com

Association Websites

www.gocompass.com

www.californiaridge.com

Association Manager

Craig Cordi

ccordi@gocompass.com

For After Hours EMERGENCIES,

Call (408) 226-3300 and follow the automated instructions for reporting an emergency.

