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April 20, 2005

Via Facsimile & U.S. Mail

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Board of Directors,  
Bayshore Village Homeowners Association  
c/o Manderley Property Services  
3563 Empleo St., Suite B  
San Luis Obispo, CA 93401

Attn: Ms. Lynda Farunum

*Re: Exterior Siding and Related Wood Trim Evaluation*

Dear Board of Directors:

The purpose of this report is to provide you with a preliminary analysis with regard to repair and maintenance issues pertaining to certain common area components at Bayshore Village development (the "Project"). Those issues include:

1. Overhead Garage Doors.
2. Siding/Wood Trim Painting.
3. Wood Fencing.
4. Exterior Stairs.
5. Balcony Wall Caps.

1. **Overhead Garage Doors.** As you know, the Project's overhead garage doors ("OH Doors") are constructed of lightweight pre-finished aluminum panels. Several OH Doors have small areas of rusting. The rust appears to be on the surface only at this time. The addresses of the units which have rusted OH Doors include, but may not be limited to:

178, 182, 184, 186 and 188 Bayshore Drive.

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171, 173, 175, 177, 179 and 181 Sandpiper Lane.

123, 125, 127, 129, 144, 146 and 148 Sandpiper Circle.

**Repairs/Recommendations.**

It is recommended that the OH Door supplier be consulted as to repair options. Typical repairs might include:

- Thoroughly cleaning all doors containing rust spots.
- Lightly sanding as necessary to remove all remaining rust/staining.
- Spot priming and re-coating areas as necessary to match existing color as close as practical.

Please note all work discussed above should be performed in accordance with paint manufacturer's written instructions.

2. **Siding/Wood Trim Painting Issues.** It is my understanding that the Association is considering repainting the siding and related wood trim of the Phase II units including:

150, 152, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168 and 169  
Sandpiper Lane.

\* NOTE: NOT CORRECT ADDRESSES - BUT DENNIS WENT WITH HIM + HE LOOKED AT THE CORRECT BUILDINGS.  
117, 119 and 121 Sandpiper Circle.

Those units are a combination of one and two story wood framed buildings covered with 8" horizontal cedar siding and 1x4 rough sawn trim.

**Painting Repair/Recommendations.** It is my understanding that the Association is currently considering elastomeric or acrylic latex paint. The repair guidelines offered below are assuming that either coating is applied in a similar manner by a certified applicator and in accordance with manufacturer's written instruction.

- Powerwash all siding and related trim areas.
- Ensure that before paint is applied the siding and wood trim moisture levels do not exceed limits set forth by the coating manufacturer.

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- Siding preparation should include sanding, scraping, wire brushing or other means as necessary to remove all loose peeling, blistered or other deteriorated coating.
- Prime all prepared areas in accordance with manufacturer's written instructions.
- Designated caulking areas shall include, but are not limited to window and door trim, outside corner trim, inside corner trim, utility box trim, electrical sub-panel and fixtures trim, overhead garage door trim, roof/siding downslope flashing junctures, chimney trim, electrical fixtures, hose bibs, gas lines, and other similar penetrations through the building's envelope. All caulking should be high quality polyurethane sealant.
- Existing corroded/rusted siding nails should be set approximately 1/8" and filled with polyurethane sealant.
- Existing siding butt joint caulking should be removed and resealed with polyurethane sealant.
- All bottom edges of siding and trim should be sealed and painted.
- Painting contractor shall notify Association, prior to painting, of dry rot damage, termite infestation, buckled/bowed siding or otherwise deteriorated siding and/or trim.
- Siding fasteners, when used, should be hot dipped galvanized or stainless steel.

3. **Wood Fences.** As you know, wood fences were installed along the southern property adjacent to beach/park access and along the eastern property on Main Street. My inspection of that fencing found several areas containing dry rot damage, termite infestation damage and other deterioration primarily within the bottom rails, fence board bottoms and post bottoms. For your information, the wood fencing material appears to be a combination of douglas fir rails, non-treated posts and cedar fencing blanks. Although the surfaces of the fencing materials appear to be adequately painted, water is leaking into unsealed and unprotected wood joints. Under the current conditions the fencing will continue to deteriorate until eventually (five to seven years) all fencing will need to be replaced.

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### Repairs/Recommendations.

**Repair Option 1.** Partially repair those fencing areas containing deterioration. Those repairs shall include, but may not be limited to;

- Replace bottom 4x6 rails with pressure treated wood (suitable for ground contact).<sup>1</sup>
- Replace deteriorated bottom 2x2 rail trim with new 1x4 composite lumber on each side of fencing.
- Cut approximately 1-½" of deteriorated fence bottoms or as necessary to remove all deteriorated fencing material.
- All new materials, including 4x4 pressure treated posts, 1x4 composite lumber and cut fence bottoms should be primed and painted on all six sides prior to installation.
- All fencing fasteners should be hot dipped galvanized or stainless steel.
- At the completion of repairs the entire fencing should be washed, primed and repainted in accordance with the painting manufacturer's written instructions.

Note: Prior to painting, ensure that the moisture content of all fencing materials does not exceed limits as recommended by the paint manufacturer.

**Repair Option 2.** Replace all south and eastern facing property fences with vinyl fencing. Replacement with vinyl fencing could be divided into two phases:

- Phase I - South Facing Fence.
- Phase II - Main Street Facing Fence.

In the event the Association decides to repair only those areas of the wood fences showing deterioration, it is recommended that unit pricing be obtained from bidding contractors on a section by section basis as identified below.

### Repair Unit Cost.

Bottom 4x6 rail (pressure treated) @ \$ \_\_\_\_\_ per linear foot

<sup>1</sup>Pressure treated wood should have a chemical retention of .40 lbs/cu. ft.

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|  |  |
|--|--|
| Bottom 1x4 composite lumber (two sides)    | @ \$_____ per linear foot (both sides) |
| Top 4x6 cap composite lumber               | @ \$_____ per linear foot              |
| Cutting 1-1/2" from bottom of fence boards | @ \$_____ per linear foot              |
| Fence painting                             | @ \$_____ per square foot              |

The cost for Repair Option 2 would be substantially more than Repair Option 1. However, vinyl fencing has a lifetime warranty as opposed to repaired fencing which will continually need maintenance and repainting every six to eight years. In addition, any wood fencing not yet deteriorated will eventually fail within the next ten years and will eventually need replacement.

4. **Exterior Stairs.** Certain buildings at the Project were constructed with long flights (2-1/2 stories) of exterior wood stairs. Those stairs are constructed with precast concrete treads attached to 4x12 wood stringers with railings constructed of wood balustrades and wood caps. My observations of those stairs found many of the stringer bottoms to be significantly deteriorated. Several had previously been repaired by cutting approximately 2" off the bottom of the stringer and attaching those bottoms to new 2x4 pressure treated plates. The repair appears to have been effective for a while, but is now failing. In addition, I observed significant contamination at the bottom of the 2x balustrade rails and caps.

Please note that my observations did not find any deterioration at the tops of the stairs.

If the deterioration at the bottom stairs is allowed to continue, it could result in unstable bottom treads which could lead to possible "trip and fall" conditions.

**Repairs/Recommendations.** Due to the potential for "trip and fall" conditions at the Project, it is recommended that all stair bottoms be surveyed to identify those areas requiring repairs. In the event that repairs are deemed necessary those repairs may be performed as follows:

#### Stair Stringers.

- Cut both bottoms of damaged stair stringers as necessary to incorporate re-attachment of stinger with new Simpson<sup>2</sup> hardware embedded into new concrete.

<sup>2</sup> The Simpson Strong Tile Company is a manufacturer of construction connectors. Their product representative will recommend the appropriate anchoring device.

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- Galvanize stringer fasteners through bolts installed in pre-drilled holes with holes sealed with full penetrating liquid preservative.
- Ensure that bottom of stringer does not come in contact with concrete.
- Prime and apply two coats of paint to all stringer cut ends.

**Unit Cost for Stair Repair.**

\$ \_\_\_\_\_ per stair area (to be determined).

**Stair Railing Cap.**

- Remove and replace all deteriorated stair rail top caps with composition lumber of equal size.
- Prime and paint composite lumber to match existing paint colors as close as practical.

**Unit Cost for Railing Cap.**

\$ \_\_\_\_\_ per stair (\$ \_\_\_\_\_ Lf. of cap). To be determined.

**5. Balcony Wall Caps.** Certain model types were constructed with second and third story balconies. Balcony walls of those units are wood framed, covered with siding and capped with a 2x6 wood caps. My observation found patio wall caps with significant dry rot deterioration. The majority of the deterioration appears to be third story balcony walls directly beneath gutters. It appears that condensation is dripping from the bottom of the gutters directly onto the patio caps. This ongoing condition has led to premature deterioration of those balcony caps.

**Repairs/Recommendations.**

- Remove all damaged wood caps and replace with a 2x composite lumber of sufficient width to extend a minimum of 3/4" beyond each face of balcony wall.
- Prime and paint new caps to match existing as close as practical.
- All fasteners should be hot dipped galvanized or stainless steel.

**Unit Cost for Balcony Wall.**

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\$ \_\_\_\_\_ per balcony wall (\$ \_\_\_\_\_ Lf. of cap)

**Limitations.** All repairs/recommendations discussed above are offered as guidelines only and are not to be used as repair specifications. Other repairs may be considered. If you have any questions or require further assistance with regard to the items discussed above, please do not hesitate to contact me.

Very truly yours,

MYERS, WIDDERS, GIBSON,  
JONES & SCHNEIDER, L.L.P.



BRUCE R. KIMMELL, Legal Assistant, General  
Contractor and ICBO Certified Building Inspector

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