

Dear Resident,

A very happy Friday to you! It is supposed to be a beautiful weekend and we hope you enjoy it. Before we wrap up the week, there are a few updates that we'd like to make you aware of.

### **Water Damage Updates**

Over the past couple of weeks, we had our first water leaks of the year. There were three separate incidents that we are working through. The largest event was a water heater leak in the North Tower that affected five floors, including the Fitness Center. The second water leak was a bathtub overflow in the South Tower that affected two floors, including the lobby. The last leak we are still investigating but we believe it to be a roof leak that affected the upstairs of a penthouse in the North Tower.

The investigation and repairs are happening concurrently for all three incidents. We apologize for the delays in restoring the common areas, but here is what you can expect;

**Fitness Center:** The Fitness center will be finished and put back by Monday afternoon. There might be a couple pieces of equipment that are without TV through next week. Cox Cable needs to troubleshoot the lines as there was quite a bit of water that got into the wiring in the walls of the Fitness Center.

**South Tower Lobby:** You can expect repairs to begin on the North Tower lobby by next Tuesday. Repairs should be complete by the end of next week.

### **Water Heaters**

We appreciate everyone's diligence in checking and replacing outdated water heaters. Over the last week, Water Heaters Only has replaced more than 12 water heaters around the community. Last Saturday, a water heater in the South Tower sprung a small leak which did not cause any damage as the drain pan caught it all. We aren't always so lucky.

We are now maintaining a database of water heater installation dates. **We are asking all residents to provide the manufacturer and serial number of their water heater.** If you need assistance with this, please let us know and we are happy to come up and help. Sometimes, the labels are in an inconspicuous location on the tank. With this information, we can ensure that you receive a reminder about replacing your water heater when it is 10 years old.

### **Turning off Your Water**

To avoid any unnecessary water damage, we are requesting that all resident turn off, or have their water turned off by staff when you are going to be gone for more than a few days. Many units have had a plumber bring the water isolation valve down from the ceiling in their laundry room so that they can quickly and easily turn it off. If you would like this done, please let us know and we can help coordinate with a plumber. You don't want to come home to this:



## **Rock n Roll Marathon**

This weekend, we will have the Rock n Roll Marathon taking place in Balboa Park. There is a 5k on Saturday and half-marathon on Sunday. Traffic will be a challenge on Saturday and Sunday mornings from 5:00 am to 9:30 am.

The Police Department will be on the roofs of Park Laurel monitoring the safety of the events. They've been doing this for the last few years for most of the large events, and have been given approval for future events as well. If you see the Police Department at the building during this or during any of the other events, please don't be alarmed. We are glad to have them and do our part.

The road closures are as follows;

<b>Rock 'n' Roll San Diego 5K- Road Closures</b>					
Saturday June 2nd, 2018					
<b>STREET CLOSED</b>	<b>SIDE</b>	<b>FROM</b>	<b>TO</b>	<b>CLOSED</b>	<b>OPENED</b>
Sixth Ave	All NB/SB	Pennsylvania Ave	Grape Street	5:00AM	9:00AM
Balboa Drive	Full Road in Park	El Prado/Laurel Street	Quince Drive	5:00AM	12:00PM
Balboa Drive	Full Road in Park	Upas Street	Quince Drive	5:00AM	9:30AM
Balboa Drive	Full Road in Park	El Prado/Laurel Street	Marston Point	5:00AM	9:30AM
Eighth Ave	Full Road in Park	Juniper Road	Marston Point	5:00AM	9:30AM
Juniper Road	Full Road in Park	Sixth Ave	Balboa Drive	5:00AM	9:30AM
<b>HIGHWAY</b>	<b>DIRECTION</b>	<b>RAMP CLOSED</b>	<b>EXIT NUMBER</b>	<b>CLOSED</b>	<b>OPENED</b>
SR- 163	Northbound	Quince Drive Off Ramp	1B	5:00AM	10:00AM
<b>Rock 'n' Roll San Diego 5K- No Parks</b>					
<b>STREET CLOSED</b>	<b>SIDE</b>	<b>FROM</b>	<b>TO</b>	<b>CLOSED</b>	<b>OPENED</b>
Sixth Ave	Both Sides	Pennsylvania Ave	Grape Street	5:00AM	9:00AM
Balboa Drive	Inside Park	Upas Street	Marston Point	5:00AM	9:30AM
Eighth Ave	Inside Park	Juniper Road	Marston Point	5:00AM	9:30AM
Juniper Road	Inside Park	Sixth Ave	Balboa Drive	5:00AM	9:30AM

## **Window Washing**

Window Washing Season has begun! On Monday, we will be washing the North Tower. It will take all week. On the following Monday, June 11<sup>th</sup>, we will wash the South Tower windows. This year's window washing schedule is as follows;

- June 4<sup>th</sup> through June 16<sup>th</sup> – North Tower first
- August 20<sup>th</sup> through September 1<sup>st</sup> – South Tower first
- November 12<sup>th</sup> through November 24<sup>th</sup> – North Tower first

## **Roof Maintenance**

This week, we began coating the South Tower roof with a product that will seal all compromised areas and prolong the useful life of this very expensive component. It will take us a few months to complete the coating on both roofs, but this will prevent future leaks and provide a new roof surface that will last us another 8-12 years. We are performing this work in-house for a fraction of the cost that the roofing companies wanted to charge. Here are a few photos showing the roof before and after the coating.

