

THE CABRILLO COURIER

Summer 2019 Edition

Actions from the most recent or any other CSCA#1 Board meeting can be obtained by visiting CabrilloTower.org or requesting a copy of the minutes. Please call the front desk or Manager.

1) The Lagoon re-opening was held on Thursday May 30th. There was a sizeable crowd on hand to watch the ribbon cutting ceremony. A live band played while guests enjoyed wine and snacks.

2) Dr. Gary Martin has appointed a nominations committee for the upcoming elections in November 2019.

Current board members, Lesley McClelland and Dr. Jan Yanda have both agreed to run for another term! If you are interested in running for the Cabrillo Board of Directors, please notify the Manager and he will put you in touch with the members of the nominating committee.

3) The board has decided to modernize the mechanical side of the elevators starting in January 2020. Each elevator will be out of service for 3 months. **NO REMODELING WORK** will be allowed from 1/1/2020 to 9/5/2020. (this includes the normal summer remodeling hiatus) We ask that you limit deliveries from 1/1/2020—6/1/2020. No carpet installations, furniture deliveries, etc. during this time. Please plan your visits accordingly!

4) Garages: Summer is around the corner! PLEASE KEEP BEACH GEAR AND TOYS NEATLY ORGANIZED IN YOUR PARKING SPOT! Everybody shares the garage and it's important to be a good clean neighbor!



Photo courtesy of Jim Kerr

Dear Cabrillo Homeowners,

Many owners are taking advantage of the Motus Earthquake Insurance now available to all Cabrillo owners! The strong earthquake, measuring 7.1 in magnitude that struck the Ridgecrest area on July 6, 2019 has increased earthquake awareness!

A dedicated website for Cabrillo owners has been created. Please visit <https://app.motusins.com>, enter HOA Code: **“CAB118”** to see what coverage's are available and to enroll for (individual owner) earthquake insurance. Enrollment is from 6/15/2019 until 8/9/2019. The building's anchor policy only covers common areas. The HOA does not carry earthquake insurance for owners condos. While coverage for personal property and contents is low, additional personal property, earthquake insurance and contents coverage can be purchased through the California Earthquake Authority (CEA). You can get coverage from both companies if you so desire.

Sincerely,

Dr. Gary A. Martin, President CSCA#1

The new KEYTRAK system is installed. This system can notify you, by email, every time the key to your unit is checked out at the front desk. It will even notify you of the reason why your key was requested. If you care to participate in this security feature, please call the front desk and give us your email address; or, simply send your email address to: manager@cabrillotower.org. Front desk: 619-435-2281

Coronado Shores
Condominium Association No.1

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Coronado, CA 92118
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Board of Directors 2019

Dr. Gary Martin, President
Architectural Review Committee

Lesley McClelland, Secretary

Mr. Steven Pera, Treasurer
Architectural Review Committee

Mr. Andrew Hurwich,
Vice President
Enforcement Committee Rep.

Dr. Jan Yanda, Director
Landscape & Recreation
Representative

Cabrillo Staff 2019

Cabrillo Manager: Mark Tracy

Director Resident Services:
Jesse Meyer

Director Maintenance Services:
Salvador Padilla

Resident Services Team:
Temo Lopez
Cheyne Merrill
Mike Coleman
Thomas Rodriguez

Custodial Team:
Isai Ferreyra
Isaac Padilla

Maintenance Team:
Aureliano Alvarez

Managers Message...

Many owners have asked, what happens in the event there is a water leak, either emanating from their own condo or from another condo? The answer is the same! You should open a claim with your homeowners insurance policy. All owners are required to carry homeowners insurance!

Many owners believe that the owner of the condo where the leak originated is responsible for any and all damage. This is incorrect. Your insurance company will decide if another owner is to blame for the damage in your unit.

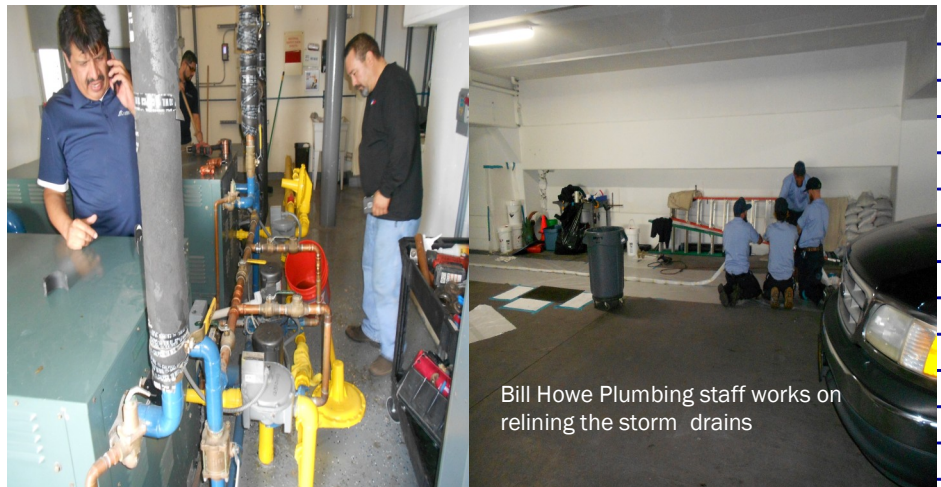
If a common area pipe is leaking? The answer is still the same! The association will open a claim with the buildings' insurance and any affected owners should do the same. Once again, the insurance companies will sort it out.

Minor paint and drywall damage inside your condo?, if it's less than the deductible amount on your policy, it likely can be repaired by Cabrillo staff as a courtesy of the Association. You must pay for any materials used during a repair by the staff. Please notify the Manager immediately of any water damage inside of your condo.

Mark Tracy - CSCA#1 Manager

MAINTENANCE NEWS:

- Relining of the roof storm drains has been completed. 960 linear feet of 50 year old cast iron storm drains from the roof to the garages were relined. (pic below)
- We have been chasing leaks throughout the winter & spring months. As of today, all have been found and repaired. Please report any signs of water asap!
- The tile outside the elevator on the Terrace level was cleaned and polished by Pure Light Tile Restoration.
- Sav On Plumbing worked with Sal to repair several failed hot water valves on the roof and in the Penthouse ceilings. (see pics below)
- Please notify the desk if you have any leaky faucets, dripping showers, running toilets, etc. Prevention is the best way to avoid water damage to your unit.
- Summer brings large crowds which can put a strain on a 50 year old building. Please report problems promptly before they become big issues.
- Next Window Cleaning is scheduled for late August / early September 2019...weather permitting.



Bill Howe Plumbing staff works on relining the storm drains