

# promenade

A T S P E C T R U M

## REPAIR SCHEDULE

Wm Lyon Homes is making improvements to various Phase 2 areas of Promenade at Spectrum. These areas were marketed as Atrium. Please be mindful of the workers and equipment and contact [brad@howertonmanagement.com](mailto:brad@howertonmanagement.com) with questions or concerns.

**Please note that times and locations are subject to change.**

### Stucco Repairs:

- **Building Order: P, N, O, L, K, M, H, I**
- **Repairing warrantable stucco cracks at exterior (no interior access needed).**
- **Homeowners can expect intermittent grinding sounds and techs in lifts.**
- **Estimated time frame: 1/3/22 - 2/4/22**

### Roofing Repairs:

- **Building Order: P, N, O, L, K, M, H, I**
- **Performing tune-ups to roofs (no interior access needed).**
- **Homeowners can expect techs on roofs and lifts.**
- **Estimated time frame: 1/24/22 - 2/25/22**

### Concrete Repairs:

- **Building Order: I, M, H, N, P, O, L, K**
- **Removing and replacing concrete to assist with drainage (no interior access needed).**
- **Homeowners can expect jackhammering during demo and areas temporarily closed off to allow concrete to cure.**
- **Estimated time frame: Bldg. I begins on 1/17/22; forecasted completion of all locations by mid-April, could be sooner.**
- **We can post signage at locations 1 week before concrete demo begins.**

### Entry Door Repairs:

- **8994 Butternut**
  - **Initial inspection appointment completed on 1/6/22**
  - **Replacement of door (interior access required).**
  - **New door delivery is 6-8 weeks out.**
  - **HMI will inform counsel when door is in hand in order to schedule install.**
- **5006 Juneberry**
  - **No access has been provided yet for the team to inspect/measure the front door.**
  - **Replacement of door (interior access required).**

### Garage Slab Repairs:

- **5026 Juneberry**
  - **Initial inspection appointment completed on 1/6/22.**
  - **The homeowner chose the epoxy finish color, and the scheduling of repairs was scheduled in person.**
    - **Repairs begin 2/8/22 and we anticipate it will be completed by 2/14/22.**
- **8889 Lightwave**
  - **Initial inspection appointment completed on 1/6/22.**
  - **The homeowner chose the epoxy finish color, and the scheduling of repairs was scheduled in person.**
    - **Repairs begin 2/9/22 and we anticipate it will be completed by 2/14/22.**

#### **Deck /SGD Repairs**

- **8994 Butternut**
  - **Initial inspection appointment completed on 1/6/22.**
  - **Site walk with deck technician completed on 1/12/22 (this was done from exterior).**
  - **Currently coordinating with trades to line up proper sequencing of repairs.**
  - **We anticipate beginning these repairs starting the week of 1/24/22 or 2/7/22.**
    - **Once this is determined, we will request a start date from counsel and provide a detailed schedule summarizing how many days we'll need interior and/or exterior access.**
    - **SGD repairs will be completed concurrent with deck repairs.**
- **5026 Juneberry**
  - **Initial inspection appointment completed on 1/6/22.**
  - **Site walk with deck technician completed on 1/12/22 (this was done from exterior).**
  - **Currently coordinating with trades to line up proper sequencing of repairs.**
  - **We anticipate beginning these repairs starting the week of 2/14/22 or 2/21/22.**
    - **Once this is determined, we will request a start date from counsel and provide a summary of how many days the repair will take to complete; no interior access is needed.**