



Shadow Oaks HOA  
Homeowner Meeting  
November 17, 2011

Building Confidence

Los Angeles

Santa Barbara

Ventura

## 5480, 5530 5580 Spanish Oak Lane & 578 Water Oak Lane Foundation Stabilization

1. Who is monitoring this project?
  - Stonemark Construction Management – Owners representative hired by Board of Directors to manage this project.
2. What is the purpose of this project?
  - The buildings you live in have settled. The purpose of this project is to secure the buildings in place to prevent further settlement.
  - The buildings will not be lifted but secured where there stand now.
3. How will the buildings be secured?
  - Geotechnical and Structural Engineers have analyzed the soil and structures and have designed repairs based on the soil conditions.
  - The following methods will be used:
    1. 5480 will have a combination of concrete caissons at the building perimeter and micro-piles in the courtyards
    2. 5530 will have caissons
    3. 5580 and 578 will have micro-piles
4. What is a caisson?
  - Concrete and rebar column that is embedded into the bedrock below the building and attached to the building foundation.
5. What is a micro-pile?
  - 1" solid steel bar encased in concrete that is driven into bedrock then attached to the building foundation.
6. Can I live in my home during this process?
  - Yes
  - The process will be noisy due to the use of large equipment.
  - There will be vibration, so remove breakable items from shelves and walls.
  - Temporary walkways and stairs will be built where the existing is removed during the construction process. Once construction is complete, permanent stairs and walkways will be constructed.
7. When will this process begin and when will it end?
  - Micro-pile and caisson work will take approximately 90 days.
  - Remove plants beginning 11/21/11
  - Remove air conditioners (Test and place on patio) 11/28/11 through 12/2/11
  - Install caissons and piles 11/28/11 tentative start
  - Install new drainage and sidewalks
  - Re-install air conditioners

- Re-plant
  - Interior repairs will begin approximately 6 months after the completion of the micro-piles and caissons.
8. Will you see the piles or pile caps once the project is complete?
- No, everything is subterranean.
9. What do I need from you?
- Schedule a time to test your air conditioner to disconnect it (You will be notified of any deficiencies), then schedule a time at project completion to reconnect it.
  - Schedule a time to reinstall your air conditioner.
10. Who do you contact with questions, concerns and emergencies?
- Please send me an email with any questions or call if you have an emergency.
  - Contact Information  
Randy Patterson  
Email: [randy@stonemarkcm.com](mailto:randy@stonemarkcm.com)  
Telephone: (805) 676-3500 Ext. 9