Las Lomas Roof Replacement Project (Phase I) Begins March 26 Through June 30, 2018

WHAT: The Las Lomas Apartment roofs are more than 37 years old and need to be replaced. The roof replacement will install state-of-the-art roofs that will last for decades to come.

WHEN: Work is scheduled to begin on March 26 and be competed by June 30. Work hours are 8 a.m. to 5 p.m. Monday through Friday, excluding campus holidays.

(Work schedule is subject to change based on weather and other considerations)

Access to Your Unit

ICHA Maintenance workers will require access to building units at 8 a.m. on the morning they are scheduled to work on that building to do the following:

• Cover fan vents in bathrooms.

• Unplug dryers (Using dryers during roof work may pose a fire hazard)

• Following work completion, ICHA maintenance workers will reenter apartments to remove the fan vent coverings and reconnect dryers.

• Maintenance workers will require access to patios and balconies to clean. Please unlock gates and keep animals away from the area.

Parking

• The pocket parking lot near the 2012 building will be used as the staging area for the construction project and will not be accessible to residents during the duration of the project, from March 23 through June 30. (see map below).

• Temporary parking restrictions within the westside parking lot will be posted 24 hours ahead according to weekly building schedules, as needed. Cars parked in delineated spaces will be towed at owner's expense.

• Parking Alternatives: Residents may park in the Los Trancos pool pocket lot between 5 p.m. and 8 a.m. (residents must display Las Lomas parking permits) or on Curie Court.

• Bikes must be removed from bike racks during construction. ICHA will not be responsible for bikes left on racks.
What to Expect During Construction:

ICHA’s construction management team will monitor construction activities daily in an effort to minimize the impact to the community. Residents can expect the following impacts during construction:

- **Heavy equipment**
- **Considerable noise, dust and vibrations**
- **Odors**
- **Increased truck and equipment traffic**
- **Residents will have access to their apartments at all times.**
- **Please stay away from construction areas and equipment to ensure the safety of all residents.**

How to Prepare Your Unit

- Pets may be stressed by construction noise and debris. Unattended pets are not allowed outside at any time.
- Remove furniture and personal belongings from patios and balconies. Crews will cover large belongings left on patios and balconies, however please be aware that debris may fall onto patios and balconies. Any personal items left outside your unit are not the responsibility of ICHA.
- Buildings will shake. Remove fragile items from walls or shelves that are not tightly secured.
- Dust may fall into fan vents in bathrooms and kitchens. As a precaution, the ICHA maintenance team will cover fan vents with plastic before construction to reduce dust.
- Keep windows closed during construction to reduce dust and protect furnishings and belongings. Windows will be covered from the outside during construction.

Contact ICHA

For more information about the roof replacement project, project updates and concerns, contact the Rental Department at (949) 824-8254.

ICHA sincerely appreciates your patience as we make necessary improvements to Las Lomas Apartments.
ICHA reserves the right to send to an unsubscribed e-mail certain important communications such as construction notifications or emergencies. The unsubscribed status will be respected for all other communications.