

BOARD MEETINGS

- *Per HOA Rules: 4 days advance notice to be given before a regular Board Mtg. and 30 days before the Annual Member Mtg.*
- *Board minutes are reviewed and approved at subsequent Board Mtgs. Drafts are available within 30 days.*

2025 Scheduled Board Meetings (always posted on our website)

- July 22 at 6:00pm, Regular Board Meeting (General Updates) – Zoom
- September 25 at 6:00pm. Regular Board Meeting (Budget) – Zoom

MESSAGE FROM YOUR BOARD PRESIDENT

Petrini is off to a great start in 2025. Our budget is performing well and the property continues to remain clean, organized, well maintained and well managed.

For some positive news... McAllister is all paved and quiet now. There are two new stores coming soon to the vacant storefronts adjacent to Lucky – a barber shop and a Pilates studio. A new dance and exercise studio is opening across from Lucky called The Collective Studios. And lastly, most of the new plantings along the Fulton & Lucky façade are in.

On the downside, we're still waiting for Savemart (Lucky) to sign a contract for management of the commercial garage. They've also indicated that they will use their voice-down cameras to monitor their side of the property after hours. This means their contribution to our evening security guard's hours will end (Savemart contributes to the last 3 hours of our guard's shift). So, sooner than later, the residential side will have reduced hours with a change in starting time to coincide with our quiet hours (we will let everyone know when the new security guard hours of 10pm to 6am take effect, with package pickup for the first half hour).

We also have uncovered another deck on the property which was leaking and is currently undergoing repairs. This deck was not part of the SB-326 program but will be repaired and restored using the engineering techniques and drawings designed for other recently replaced decks. The final signed deck inspection (SB-326) report is available on the website for those who may need it for insurance or sale of their home.

The Board is moving forward with a consulting firm to evaluate our elevators and provide us with a comprehensive report on their current state, potential repairs or upgrades that may be required, part availability, and many other metrics to allow us to plan and budget to keep them operational for decades ahead. We hope to have that available for the July Board meeting.

An Ad Hoc Committee has been formed to address water leak prevention, detection and mitigation. Members will discuss recommendations at the July Board meeting.

We have two more Board meetings scheduled (all meetings are scheduled in January for the remainder of the year and are posted on our website). July will be a general update and September will focus on the 2026 budget. Barring any unforeseen expenditure, we hope that for 2026 we will not need any special assessments and will only require the regular assessments with potentially a small increase for inflation.

David Polifko, HOA Board President

2025 PETRINI HOA SPRING UPDATE



Ad Hoc Water Leak Committee: A committee was formed for the purpose of drafting recommendations to the Board for what homeowners should do regarding water leak prevention, detection and mitigation. The Committee has met once and will continue to meet, discuss and propose recommendations to the Board.

B - Garage Gate: Damages to the B-Garage Gate panels were repaired.

Lighting Repairs: Several LED fixtures (linear strip lights in garages, exit signs, wall sconces) throughout the property had failed and were replaced.

Dryer Vent Cleaning: Dryer duct and vent cleaning occurred last month. Some participated in the in-unit flex duct cleaning made available as a convenience to owners at a nominal cost of \$75. If any owner would like to have their flex duct cleaned, you can hire someone anytime to perform the service or wait until next year when we should offer that option again.

Window Evaluation and Repair: For all non-original owners (original owners can contact Milgard directly under their warranty), the HOA pays for and performs 3 measuring, ordering and repair cycles per year. We are in the middle of a new cycle this month. Please contact the front office for more information should you believe your windows need repair.

Waste Line Cleanout: We continue to evaluate the waste lines for cleaning and better performance. Like we did several years ago, we may decide to clean some drains by accessing them from inside units. Once we have a more defined plan, we will let owners know what to expect.

Water Shutdowns for Repairs & Renovations: We continue to schedule water shutdowns as needed, to accommodate both property and unit repairs. Owners should contact the front office if you would like to be added to the schedule and to discuss the specific issues you encounter in your unit.

Deck Repair: A second floor deck off of McAllister was found to have water staining and dripping from the edge. Upon opening up the front and top of the deck it was found that there was significant damage to the support beam from water intrusion. The deck is undergoing evaluation and will be repaired. This deck was not part of the inspection sampling for the SB 326 Deck Inspection. Repairs will be paid from the Reserve Account and should not affect the operation budget.

Elevators: The Board has approved moving forward with a professional evaluation of our three elevators. A full report on their condition, future repairs and maintenance requirements, costs and availability of parts as well as recommendations will be presented at the next Board meeting.

Sprinkler Inspection: In June we will need access to all units to have sprinkler heads visually inspected. More information will be sent as we secure a date.

Petrini Owner Maintenance Guide: We have compiled a list of items all homeowners should be aware of to keep their home well maintained. You can separately print out and review this document (a copy will be added to the website).

SPRING CLEANING : Every spring property management does a comprehensive property walk to encourage everyone to keep their patios and parking spaces clean and free of certain items. Be proactive with a little spring cleaning and if you have questions – check with property management as to what you can keep in your parking space and patios / balconies.

GENERAL SECURITY REMINDERS BE ALERT AND KEEP PETRINI SAFE!

For the safety of yourself and fellow residents, please:

- Do not let anyone inside the property unless they show you a key FOB
- Wait until entrance or garage doors fully close before exiting and entering
- Meet all deliveries at the front entrance - No "food drop offs" outside or inside the front door – no buzz-in

Anytime an unknown person is let into the property, security is compromised for all residents

WHAT CAN YOU DO TO MAKE PETRINI EVEN BETTER?

Many residents come and go without much thought to the immense amount of time, energy and dedication required to manage this property by the Board and Bay West. On occasions when we have a middle-of-the-night fire alarm or notice of a break-in, it brings us back to the reality of city life and reminds us all that problems still occur. Rest assured though, that the Board and property management are always addressing concerns with every available resource as quickly as possible. Many times, we're limited by vendor's schedules and timely responses, material or part availability, the weather and of course a limited budget.

But sometimes, residents can help even with the smallest of gestures...

- *Picking up a piece of trash or two inside the property or even on the sidewalk*
- *Turning off the lights in the Gym or Common Room when finished (or if you walk by and see it empty)*
- *Moving a package or two (or more) from the lobby into the secure package room on weekends and evenings*
- *Maybe even labeling and shelving some packages when management is not here*
- *Reminding fellow residents when you see them making an honest mistake on recycling or not checking for FOBS*
- *Letting management or security know when you see something not quite right*
- *Communicating with management when you have to move, want to renovate or not sure if something is allowed*

We also encourage owners to take a more active role in attending Board meetings. During Board meetings we always review the current budget, ongoing projects and future projects. There are always open forums where you can raise concerns and ask questions. ***We welcome participation! Thank you all for doing your part-***

QUESTIONS OR CONCERNS ABOUT PETRINI PLACE?

For Info, Documents, Board Meeting dates, Contact and Local information visit: www.petriniplace.com

For issues specifically for the Board to address:

- Email boardpresident@thevillageatpetriniplace.com
- Owners can attend HOA meetings and discuss issues during open sessions.

For Emergencies, Maintenance, or Security:

Bay West Property Management

- EMERGENCY RESPONSE **415-445-2132**
- Office Hours 9AM-5PM, M-F 415-345-1270 (Reception X200, Colin Lynch X222)
- Non-emergency: Offsite Property Manager Colin Lynch clynch@bwpm.com

Onsite Property Manager: Alexander Otto petrinimanager@bwpm.com

- M-F 8:30AM-5PM - OFFICE 415-931-6423 (office located at main entrance courtyard)

Evening Security (located in Onsite Property Manager's office)

- 9PM-8AM DAILY - SECURITY CELL 925-375-2732

For general community questions regarding parking spaces for rent, questions on appliances, etc.:

The optional and private Google Group all residents are welcome to join is **thevillageatpetriniplace**. Visit the LOCAL INFO page of the website for link to join or click: <https://groups.google.com/forum/#!forum/thevillageatpetriniplace/join>

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2026 Scheduled Board Meetings (updates always available on thevillageatpetriniplace.com/board-meetings/)

- January 13 at 6:00pm, Annual Board Meeting – Zoom (Details emailed to owners one week prior)

MESSAGE FROM YOUR BOARD PRESIDENT

Once again, on behalf of the current Board and Bay West, I'd like to thank all owners and residents for their support this past year. With major projects behind us, we continue to enjoy a stable and quiet environment with a continued focus on safety while keeping our property well maintained and smoothly operating.

Our budget is approved for 2026. Once again, we have GREAT NEWS that we were able to work with our insurance agent to reduce the 2026 premium by \$95,188 (16% savings). The reduction is spread across our HOA (60%) and the Lucky (40%) contributions. The Petrini HOA savings are \$57,113 (avg. per unit \$426). We were also able to get the property loss deductible lowered to \$50,000 from \$75,000. As voted on in the Budget Board meeting – if there were to be any savings realized between the budgeted amount for insurance and the final invoiced amount, the excess would be applied to our reserves to further strengthen them. The excess contribution of \$57,133 represents approximately two additional months of contributions.

For our property this past year:

- *We reduced security hours to 10pm to 6:30am without adverse effects.*
- *The deck on McAllister was fully restored, leaking standpipe near A Building replaced, courtyard fences and patio gates repaired, roof maintenance complete and all doors and gates underwent maintenance and calibration with a few doors still on the list to be repaired before year end...*
- *Elevators were independently evaluated and the resulting report provided us with a detailed current status and future repair and replacement plan.*
- *Dying maple trees have been removed and replaced.*
- *We continue with regular carpet cleaning, dryer vent cleaning, window cleaning and repairs.*
- *Two new documents were written and now available on the website: Petrini Owner Maintenance Guide and Water Events, Insurance & Education (to help owners mitigate leaks and water damage).*

In our surrounding neighborhood there are now Club Pilates Studio and Saints Barber Shop in the hugger stores. Across the street on Fulton, we have the new Collective Studio, Altamirano restaurant, Papalote and now the Laughing Monk. Lucky's new landscaping is installed and the store underwent a recent renovation.

Our next Board meeting will be the Annual meeting on January 13th. Since we have 5 Board seats and 5 candidates, we will not need an election nor do we need a quorum to meet for the Annual meeting – saving us time and money. I wish everyone a safe, peaceful and happy holiday season!

David Polifko
HOA Board President

GENERAL SECURITY REMINDERS - BE ALERT AND KEEP PETRINI SAFE!

For the safety of yourself and fellow residents, please:

- DO NOT let anyone INSIDE THE PROPERTY unless they can **show you their key FOB (small grey disk)**
- Wait until entrance or **garage doors are fully closed** BEFORE exiting or entering
- **Meet all deliveries at the front entrance** – NO “food drop off” outside or inside front door, NO BUZZ-IN
- **DON'T share Package Room door codes** (even with delivery people).

Anytime you let someone into the property that doesn't have a FOB or that doesn't belong here, security is compromised for all residents,

WHAT CAN YOU DO TO MAKE PETRINI EVEN BETTER?

Many residents come and go without much thought to the immense amount of time, energy and dedication required to manage this property by the Board and Bay West. On occasions when we have a middle-of-the-night fire alarm or notice of a break-in, it brings us back to the reality of city life and reminds us that we still need to be aware of our surroundings.

Rest assured though, that the Board and property management are addressing all concerns with every available resource as quickly as possible. Many times, we're limited by a vendor's schedules or slow response, material or part availability, the weather and of course a finite budget. Our goal is always complete and transparent communication.

However, we all appreciate when residents help even with the smallest of gestures...

- *Picking up a piece of trash inside the property or even on the sidewalk*
- *Turning off the lights & A/C in the Gym or Common Room when finished (or if you walk by and see it empty)*
- *Moving a package or two (or more) from the lobby into the secure package room on weekends and evenings*
- *Maybe even labeling and shelving some packages when management is not here (many residents do help out)*
- *Reminding fellow residents when you see them making an honest mistake on recycling or not checking for FOBS*
- *Letting management or security know when you see something not quite right – maintenance or security*
- *Communicating with management when you have to move, want to renovate or not sure if something is allowed*
- *Not driving away from the garages before the gates are fully closed*

The Board also highly encourages owners to attend Board meetings and provide valuable feedback. During Board meetings we always review the current budget, ongoing and future projects and there are open forums where you can raise concerns and ask questions. ***We welcome constructive participation - Thank you all for doing your part!***

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