

Sunny Glen Senior Community, Inc.

9000 Craydon Circle, San Ramon, CA 94583

Special Assessment June 12, 2023

On December 31, 2022, Sunny Glen Senior Community experienced a devastating flood caused by 4 ½ " of rain in a period of 18 hours. The South San Ramon Creek that flows on the West side of Sunny Glen Senior Community overflowed its banks at the golf course subsequently causing the flood in the Sunny Glen community. The low end of the FEMA flood plain is where the Sunny Glen Clubhouse sits, allowing 12" of water to enter the building and surrounding grounds. Following the flood, the Board was tasked with remediating the water damage, and abating the asbestos contamination in the facility. This was made worse by mixing asbestos fibers in the flood waters. Consequently, the damage to the Clubhouse is extensive.

Cleaning the damaged areas of the Clubhouse has been completed, severely depleting our Reserve Account. Now, repairs are needed to rebuild the Clubhouse into a usable space for the community requiring a Special Assessment from the members of Sunny Glen Senior Community HOA.

The Board conducted a search for General Contractors that are well qualified to handle a project of this size. We spoke to four contractors and each contractor came to the table with good ideas for rebuilding, while keeping in mind that today's building standards and codes have changed in recent years. The Clubhouse will need to be brought up to current building codes in electrical, HVAC, and plumbing, along with meeting the current ADA requirements. This would also be the time to make improvements to the building to better suit our community going forward. Improvements will include upgrades to the kitchen, a new gym area, exercise area, billiards room, library, game room, restrooms, pool solar panels, and new heating and air conditioning. All the floors will be epoxy-coated to mitigate future damage. The cost of the project is \$389,366.00.

The Board has made its selection of a General Contractor and will begin the process of procuring City building permits that can take up to two months. Rebuilding is anticipated to start in late August and be completed by mid-December.

The Special Assessment is \$1,700.00 per member due August 1, 2023. Please make your checks payable to Sunny Glen Senior Community for \$1,700.00 and mail or deliver to the Clubhouse at 9000 Craydon Circle, San Ramon, CA 94583.

To help our members with the Special Assessment burden, we now have the capability of accepting credit cards online. This will allow our members flexibility for paying monthly on their credit card. Please go to our website sunnyglen-community.org, click on Flood Update in the menu bar, and click on our Square Payment link.

Sincerely,
Sunny Glen Senior Community
Executive Board

TO PAY BY CREDIT CARD
VISIT OUR WEBSITE AT SUNNYGLEN-COMMUNITY.ORG
PASSWORD: Time4Fun
GO TO FLOOD UPDATE AND CLICK ON SQUARE