



OPEN MEETING

REGULAR MEETING OF THE THIRD LAGUNA HILLS MUTUAL MAINTENANCE AND CONSTRUCTION COMMITTEE*

**Monday, November 4, 2024 at 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

Join the committee meeting via Zoom by clicking this link:
<https://us06web.zoom.us/j/81435641900>
or by calling 1-669-900-6833, Webinar ID: 81435641900.

ADDENDUM TO THE AGENDA

**The following agenda item was available after the agenda packet was printed.
Please include the following item in your agenda packet:**

OPEN AGENDA

7. Department Head Update
 - Gate 11 Seepage
 - Garden Villa Resident Workshop

Brad Rinehart, Chair
Manuel Gomez, Staff Officer
Telephone: 949-268-2380

This Page Left Intentionally Blank

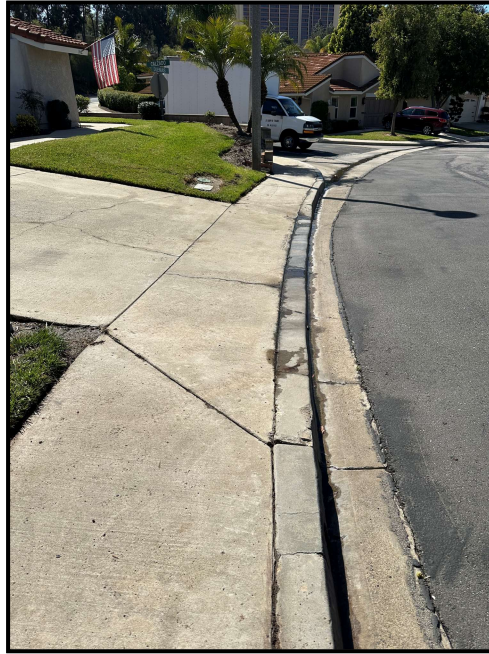
Ground water seepage visible at some locations like at Calzado



Current sites with reported water seepage issues that require underground drainage systems

- 5185 Duenas
- 5182/5183 Duenas
- 5079 Ovalo





THIRD LAGUNA HILLS
— MUTUAL —

5182/5183
and 5185
Duenas

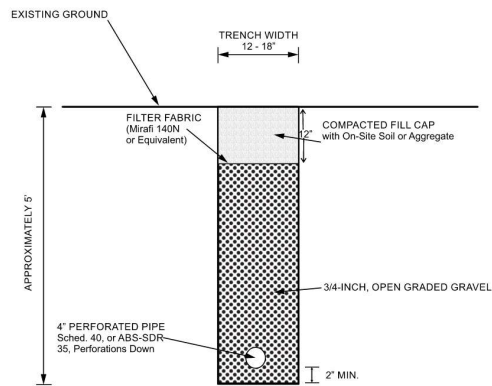


Spare bedroom
1/4" holes drill through
the concrete slab into the
dirt. 6" long metal
extension probes used to
access the dirt. 25
99.9% reading on
the #2 (concrete) scale

THIRD LAGUNA HILLS
— MUTUAL —

5079 Ovalo

French Drain Detail



Review of Alternatives to address future ground water seepage issues

- Continue to evaluate on a case-by-case basis
- Consider hiring a geotechnical engineering firm to develop an area-wide report with recommendations
- Only consider evaluating cases where water seepage impacts interior structures

Questions?

This Page Left Intentionally Blank

Garden Villa Resident Workshop

Dear Residents,

As you may know, a few residents have expressed concerns about ongoing seepage issues in the garage area of the Garden Villa buildings. In response to these concerns, the Third Board of Directors has secured the services of a Structural Engineering Consultant, and we are organizing a Seepage Concerns Workshop scheduled as follows:

Date: Wednesday, November 13, 2024

Time: 9:00 am

Location: Clubhouse 7, 24111 Moulton Pkwy, Laguna Woods, CA 92637

This workshop will be facilitated by VMS staff to collect and compile a comprehensive list of concerns and issues, including those raised by residents, related to the seepage and water leakage from the breezeway to the garage area. This information will assist the consultant with their analysis. We encourage concerned Garden Villa residents to attend.

We understand the inconvenience seepage has caused some of you, and this workshop is part of our ongoing commitment to providing the support and solutions needed to resolve these issues.

Your active participation is essential to ensuring the success of this project.

Should you have any questions prior to the workshop, please do not hesitate to contact Magaly Perez at 949-268-2078 or email magaly.perez@vmsinc.org.

Thank you for your attention to this important matter. We look forward to seeing you at the workshop.

Sincerely,

Maintenance & Construction Department, Projects Division