



Concrete Repair/Replacement Policy

The Association maintains the concrete sidewalks and driveway lips for the Association. On occasion, it will be noticed that the concrete has lifted and must be repaired or replaced. The Association has been following the city of Newport Beach Policy that states: "Property Owner shall pay 100% of the cost to repair sidewalks, water services, water mains, sewer mains and laterals where the damage was caused by trees on private property, and/or where the damage was caused by acts of omissions."

If the Association suspects that it's possible that a homeowner tree or other portion of a homeowner's property is responsible for the lift, it is the homeowner's responsibility to pay for the cost of repairs. The Association utilizes a reasonable vendor to provide a proposal for the cost of the repairs. Management will send a letter to the homeowner informing them that the Association believes the cause of the lift is due to a homeowner tree/property and asking the homeowner to communicate with Management. The proposal for the repair/replacement is reviewed at a Board Meeting and once approved, a date is provided to the homeowner so that they can watch the concrete be removed and see if there are roots from a tree causing the issue. Management will also take pictures. If there are no roots from the homeowners tree or other objects on the homeowners property, the Association will cover the cost. If there are roots found, a letter with pictures will be sent to you and the cost of the repair will be placed on your account.