



We Have the Fix for SB-326!

The maintenance and repair of Common Areas for Common Interest Developments has been a never-ending challenge for the Community Manager and their Board of Directors. Senate Bill (SB) 326 now adds to that challenge.

As you are aware, SB-326 has been recently enacted and now has set a new government mandate for the inspections and repairs of Exterior Elevated Elements (EEE).

An EEE includes but is not limited to wood framed balconies, elevated walkways, staircases and landings and other similar building components that are in excess of 6' above grade.

Our goal is to take what appears to be a daunting task and simplify the process. To address this new mandate, we have provided a solution that encompasses all of your community's needs.

Our Service Menu includes:

- Materials Testing.
- Coordination of Inspections.
- Review of Inspection Report(s).
- Implementing Additional Destructive Testing (if necessary).
- Providing Options and Budgets for Repairs.
- Competitive Bidding on Subcontracted Trades.
- Funding Assistance.
- Special Assessment and Town Hall Meeting Coordination.
- Repair and Renovation Services.
- Close out Manual and Suggested Maintenance.

This service is an expansion to our highly successful PREProgram® (Property Repair and Enhancement Program). With our PREProgram®, your HOA's can add any Common Area Component into the Survey, Design, Competitively Bid, Fund, and Renovating process.

We welcome the opportunity to meet with you and your Association to discuss how MCC-JWC can be of service.

Call 800.773.7147

Our initial meeting is complimentary!

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