



Mesa Village Homeowners Association

10540 Caminito Baywood
San Diego, CA 92126
www.mvhoa.org

Phone: (858)566-0244
Fax: (858)566-0231
zinsco@mvhoa.org

ACTION REQUIRED

ZINSCO ELECTRICAL PANEL INSPECTION AND REPLACEMENT CAMPAIGN

DATE: 8/22/2024

TO: Member of Mesa Village Homeowners Association The purpose of this letter is to notify you that the Association's insurance will experience an extremely high increase in premium due to the presence of Zinsco Electrical Panels within the units. Electrical professionals have determined that these panels pose a fire and /or shock hazard as they may fail to operate properly. This has resulted in the insurance carriers refusing, in most cases, to offer coverage. If coverage can be obtained the result is the association's insurance premiums will increase by several times the current annual budgeted amount. For individual insurance policies held by the homeowner's they can expect the same. The goal is to have all (100%) of the units that have Zinsco electrical panels removed and replaced.

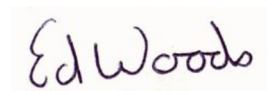
You are required to hire a licensed and insured electrician to remove the Zinsco electrical panel inside your unit and replace it no later than 30 days from the date of this letter.

It is our understanding that some units may not have Zinsco Panels, or you may have removed and replaced the Zinsco electrical panel in your units. **All Owners** are required to send proof of replacement with a picture of your address, picture of your replacement panel and/or electrician invoice. If you

do not have a Zinsco panel you need to provide the same data as requested earlier in this paragraph. Please send to zinsco@mvhoa.org and include in the subject line your property address.

Please be advised, Article VIII, Section 2 of the Association's CC&Rs states, owners are responsible for the maintenance, replacement and repair of the unit interior including electrical systems solely servicing their unit. In addition, among other things, that if damage is caused by an item that is under control of an owner, the costs of all repairs will be the sole responsibility of the owner as well as liability to the association for damage to the common area. That language can be found in Article VIII Sections 4 and 5. If you fail to replace the Zinsco panel in your unit, the panel causes a fire which damages your unit, surrounding units, and/or the common area, you will be responsible for all of the damage.

The Zinsco electrical panels must be replaced immediately. Your anticipated cooperation is greatly appreciated.



Ed Woods

Mesa Village Community Manager

On Behalf of The Mesa Village Board of Directors

