



November 4, 2021

FIRST CLASS MAIL AND SENT BY EMAIL ON TODAY'S DATE

**Owners, Tenants and Homeowners Association  
The Village at Diamond Bar Condominium Complex  
23601 through 23665 Golden Springs Drive (inclusive of all individually-designated units)  
Diamond Bar, CA 91765**

Dear Property Owner/Tenant/HOA:

This letter is to advise you that the Notice and Order issued by the City of Diamond Bar on September 30, 2021 ("September Order") is being rescinded and replaced with the attached Notice and Order ("November Order"). Pursuant to the November Order, the City will be removing all red and yellow tags which prohibit entrance into the second-floor units, and yellow tags that limit access to first-floor units and clubhouse for property retrieval. Under the November Order, all units may be occupied, but the following seven units do have balcony structural concerns: B-8, D-8, E-8, F-6, G-7, H-7 and H-8. Those balconies will be red-tagged, but all other areas of those units may be occupied. Please review the November Order for further details.

The November Order is based on two new structural engineer reports received by the City, one from Cannon Corporation, a firm hired by the City ("Pihl Report") and one from Englekirk Structural Engineers, a firm hired by the law firm of Tressler LLP ("Sabol Report"), collectively the "November Reports."

As you probably know, the September Order was based on reports from a structural engineer hired by the Diamond Bar Village Homeowner's Association, Khatri International, and visual inspections by the City. As noted in the Sabol Report, Khatri's report "red tagged all buildings and balconies and yellow tagged all First Floor residential units" (Sabol Report, pg. 1) and "appears to suggest that imminent threats to life safety existed on site" (Sabol Report, pg. 3). In addition, Khatri confirmed in a subsequent teleconference call with the City that all units should be vacated.

While there are some differences of opinion in the Pihl Report and Sabol Report, they both conclude that no residential units need to be vacated, but between them identify eight balconies that are not to be utilized. Both also agree that the Diamond Bar Village complex has "extensive examples of significant deferred maintenance" (Sabol Report, pg. 1) and the "complex has numerous maintenance items that should be addressed" and "building exteriors are at risk due to the wide range of items noted" in the report (Pihl Report, pg. 3). Also recommended is a further investigation to "identify flaws in the building envelope systems, patterns of damage, and develop a maintenance and repair program to address them." (Pihl Report, pg. 3).

**Nancy A. Lyons**  
Mayor

**Ruth M. Low**  
Mayor Pro Tem

**Andrew Chou**  
Council Member

**Stan Liu**  
Council Member

**Steve Tye**  
Council Member

Any appeals filed from the September Order are now rendered moot. Please see the November Order for information concerning your rights and the process for appeal of that order should there be some aspect of the November Order you desire to appeal.

Sincerely,



Greg Gubman  
Community Development Director

Encl. (1): Recission of September Order  
(2): November Order  
(3): November Reports

