

January 18th, 2010

Happy New Year! Those who live at Oakridge and those whose new homes have recently arrived have all seen and lived the progress made since our last update. It's been a bumpy ride, but all things considered, it's going much better than we had anticipated at this time last year. The park is filling a bit faster and we're further along with infrastructure reconstruction than we had projected.

Nineteen different dealers have so far sold and installed some 140 new homes to replace those destroyed in the Sayre Fire. Just in the last few weeks we've been experiencing an increase in interest from prospective residents, along with a handful of purchases by new park-approved buyers, which is of course a great sign.

Many spaces on which no home has yet been ordered have been cleared and re-graded in an ongoing project to rid the park of the fire evidence as soon as possible. Oakridge contracted for as much of that work as was permitted by the financial resources available. More such work will be accomplished as the funds become available. Oakridge owns none of that debris and has no responsibility for it, hence has no insurance coverage for it, but is committed to see it all removed as expeditiously as funds will allow. For many reasons, the FEMA-sponsored cleanup of the "hazardous debris", accomplished by City of Los Angeles, could unfortunately not include the tens of thousands of tons of concrete and masonry left over, so we simply must find other ways to deal with it.

Construction on the new Oakridge Community Center main structure is in the final stages of framing and the roofing there will soon be in place. Materials and equipment to finish the building continue to be ordered per schedule so as to avoid even a day of downtime, and work continues at as fast a pace as we can go. It is sure to become an even more active and vital place than the facility it is replacing. The building's striking architectural and user-friendly design will ensure that the new facility is second to none in manufactured-housing communities, or in most any other community for that matter. We're anticipating a late-spring completion.

The public utility companies are essentially finished with their work with the exception of things like individual meters and phone and cable extensions, which occur on individual spaces as homes are being completed. Oakridge crews have installed all electrical pedestals and continue to work with LADWP and HCD on inspections and troubleshooting. It was discovered that a number of electrical pedestals were delivered from the manufacturer with loose connections. We arranged for representatives from the manufacturer to come out to the park, disassemble, tighten all connections to their proper torque requirements, and re-assemble every one of the units that we purchased from them. With much helpful assistance from DWP crews, this project has been completed and we can all rest assured that each pedestal is in proper, safe working order. Oakridge crews are also finishing repairs on a number of valves and connections throughout the water system, along with handling countless other issues that arise on a daily basis, not to mention the great deal of work involved in the maintenance of the park. We can't emphasize enough how valuable our superintendent Frank Navarro and his men are to Oakridge. We should all be very thankful for their hard work and dedication.

There are still 14 former Oakridge families we have been unable to contact, but will make one last attempt to do so via this message. Although it appears that none of these people plan to return, we'd like to contact them if possible before making their spaces available to others, just in case they may wish to come back. Following are their names and space numbers. If anyone is in contact with any of these people or knows how they may be contacted, or may know of their desire to return or not, please contact Penny Bird at the Fullerton office at 714/524-5051, or let someone know at the temporary Oakridge office in person, or at 818/367-1128. They are:

Lois LeBrato, 15; Lester Greene, 19; Jami Warren, 33; Bonnie Grant, 50; William Savage, 102; Kim/Yoon, 182; Leslie & Olga Jaurequi, 328; Julie & Karen Shaw, 347; Tom & Dolores Falco, 403; Patricia Fawcett, 436; Antonio & Joanne Rodriguez, 465; Joe & Lorraine Pinto, 515; Scott Lee, 532; Steven & Janice Fisher, 590.

Though we have had, and will continue to have, numerous challenges throughout this process, we're very pleased with the progress as a whole, especially when considering some much-less positive scenarios we had contemplated earlier as being quite possible. The substantial delays that many residents have been forced to endure have been frustrating to say the least, but we're certain that this will all be worthwhile as the unique spirit and sense of community in Oakridge returns. We want to thank everyone for their patience and understanding of the scope of this project. We're certainly far from finished, so expect to hear more from us very soon, but it's important to note all the positive happenings over the last couple of months. We also want to give a special thanks to Ginny Harmon and the rest of the Oakridge staff for their unwavering dedication to Oakridge and its residents. We hope for a happy and healthy 2010 for all.

Sincerely,

Continental Mobile Housing, Ltd., Managing General Partner of Oakridge