

Rancho San Joaquin

Shingle Roof Project Schedule

See page 2 for a detailed schedule. Also, visit our RSJ Roof Project webpage at <https://bit.ly/rsjroof> to stay informed about our roof project.



Map Legend



Phase 1 Schedule (Critical Priority)



Phase 2 Schedule (High Priority)



Phase 3 Schedule (Medium Priority)



Shingle Roof Completed

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Shingle Roof Project Schedule cont.

Detailed Roof Project Schedule

The dates and quarterly timeframes listed below are **SUBJECT TO CHANGE** due to weather delays or unexpected issues. Always check the latest version of this schedule.

Homeowners & residents will be notified by Fontaine roofing via paper notice about a week prior with their re-roofing start date. (Residents do not need to move out during re-roofing.) This schedule provides only APPROXIMATE start dates so that residents may do early planning as their date nears.

Note on Tenting/Fumigation: Tenting/fumigation will occur in stages, sometime **before** re-roofing begins for each building. Homeowners will be notified 30 days in advance via paper notice by Accurate Termite and Pest Control on when their building will be tented along with instructions and assistance.

Unless a re-roofing start date is specified below, the start date for each building is sometime within the months listed below.

It takes about 2-3 weeks to re-roof a building depending on the size of the building, the number of unexpected issues that are uncovered when the old roof is peeled off, and weather delays.

Phase 1 Schedule (Critical Priority)

January-March 2023 ¹	Building #1	30, 32, 34 Arboles – COMPLETED
	Building #2	15, 17, 19, 21, 23, 25 Viejo – COMPLETED
	Building #3	2, 4, 6 Viejo – COMPLETED
April-June 2023 ¹	Building #4	24, 26, 28 Arboles – COMPLETED
	Building #5	20, 22 Arboles – COMPLETED
	Building #6	21, 23, 25, 27 Palos – COMPLETED
	Building #7	9, 11, 13 Solana – COMPLETED
	Building #9	1, 3, 5, 7, 9, 11 Madrona – COMPLETED
July-September 2023	Building #8	12, 14, 16, 18, 20, 22 Solana – COMPLETED
	Building #10	29, 31, 33 Madrona – COMPLETED
	Building #11	2, 4 Montanas Norte – COMPLETED
	Building #12	12, 14, 16, 18 Montanas Norte – COMPLETED
	Building #13	2, 4, 6 Lago Sud – COMPLETED
	Building #14	30, 32 Nuevo – COMPLETED

¹ Our roof schedule was delayed many times during January-April 2023 due to record-setting rainstorms during that time.

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Shingle Roof Project Schedule cont.

Phase 1 Schedule (Critical Priority) cont.

October-December 2023 ^{2,3}	Building #15	14, 16, 18 Viejo – COMPLETED
	Building #16	17, 19, 21 Montanas Norte – COMPLETED
	Building #17	12, 14, 16 Montanas Sud – COMPLETED
	Building #18	2, 4, 6 Rana – COMPLETED
	Building #19	2, 4, 6 Cerrito – COMPLETED
	Building #20	2, 4, 6 Lago Norte – COMPLETED
	Building #21	8, 10, 12, 14, 16 Lago Norte – COMPLETED
	Building #22	1, 3, 5, 7, 9, 11, 13 Viejo – COMPLETED

January-April 2024 ^{3,4}	Building #23	10, 12, 14 Arboles – COMPLETED
	Building #24	16, 18 Arboles – COMPLETED
	Building #25	10, 12 Flores – COMPLETED
	Building #26	12, 14, 16 Lago Sud – COMPLETED
	Building #27	1, 3 Solana – COMPLETED
	Building #28	21, 23, 25, 27, 29 Cerrito – COMPLETED
	Building #29	1, 3, 5, 7, 9 Cerrito – COMPLETED
	Building #30	8, 10 Rana – COMPLETED
	Building #31	8, 10 Montanas Sud – COMPLETED

Phase 2 Schedule (High Priority)

April-June 2024 ³	Building #32	6, 8, 10 Palos – COMPLETED
	Building #33	2, 4 Arboles – COMPLETED
	Building #34	2, 4, 6, 8 Flores – COMPLETED
	Building #35	6, 8, 10 Montanas Norte – COMPLETED
	Building #36	8, 10 Lago Sud – COMPLETED
	Building #37	8, 10, 12 Cerrito – COMPLETED
	Building #38	23, 25, 27 Montanas Norte – COMPLETED
	Building #39	1, 3, 5 Verde – COMPLETED
	Building #40	7, 9, 11 Montanas Norte – COMPLETED
	Building #41	2, 4, 6, 8, 10, 12, 14 Verde – COMPLETED
	Building #42	12, 14, 16 Vista – COMPLETED

² Schedule excludes days off for the Thanksgiving and Christmas holidays.

³ The schedule for some buildings may be delayed due to the rainy season.

⁴ Schedule excludes the New Year's holiday.

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Shingle Roof Project Schedule cont.

Phase 2 Schedule (High Priority) cont.

July-August 2024	Building #43	2, 4, 6 Vista – COMPLETED ⁵
	Building #44	11, 13, 15, 17, 19 Cerrito – COMPLETED ⁵
	Building #45	2, 4, 6 Montanas Sud – re-roofing begins on August 5 th
	Building #46	47, 49, 51 Montanas Este – re-roofing begins August 5 th
	Building #47	53, 55, 57 Montanas Este – <i>roof date announced soon</i>
	Building #48	5, 7 Solana ⁶ – <i>roof date announced soon</i>

Phase 3 Schedule (Medium Priority)

August-October 2024	Building #49	41, 43, 45 Montanas Este
	Building #50	8, 10 Prado
	Building #51	2, 4, 6 Prado
	Building #52	33, 35, 37, 39 Montanas Este
	Building #53	25, 27, 29, 31 Montanas Este
	Building #54	13, 15 Montanas Norte
	Building #55	21, 23 Montanas Este
	Building #56	11, 13, 15, 17, 19 Montanas Este
	Building #57	1, 3, 5, 7, 9 Montanas Este
	Building #58	11, 13, 15, 17, 19 Lago Sud
Building #59	1, 3, 5, 7, 9 Lago Sud	

November-December 2024 ^{7,8}	Building #60	12, 14, 16, 18, 20 Rana
	Building #61	21, 23, 25, 27, 29, 33 Rana
	Building #62	15, 17, 19 Rana
	Building #63	11, 13 Rana
	Building #64	1, 3, 5, 7, 9 Rana
	Building #65	2, 4, 6, 8, 10 Solana

First Quarter 2025 ^{7,8}	Building #66	13, 15, 17, 19, 21 Madrona
	Building #67	23, 25, 27 Madrona
	Building #68	24, 26, 28 Nuevo
	Building #69	7, 9, 11, 13, 15, 17, 19 Verde

⁵ Buildings #43 and 44 are expected to complete on August 2nd.

⁶ Building #48 was moved up in priority due to recent roof issues.

⁷ Schedule excludes days off for the Thanksgiving, Christmas, and New Year's holidays.

⁸ The schedule for some buildings may be delayed due to the rainy season.

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Shingle Roof Project Schedule cont.

Phase 3 Schedule (Medium Priority)

Second Quarter 2025 ⁹	Building #70	1, 3, 5 Montanas Norte
	Building #71	1, 3 Lago Norte
	Building #72	5, 7, 9 Lago Norte
	Building #73	2, 4, 6, 8, 10 Nuevo
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Third Quarter 2025	Building #74	12, 14, 16, 18, 20, 22 Nuevo
	Building #75	8, 10, 12 Viejo
	Building #76	1, 3, 5, 7, 9 Palos
	Building #77	11, 13, 15, 17, 19 Palos
	Building #78	2, 4 Palos
	Building #79	6, 8 Arboles
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Fourth Quarter 2025 ^{9, 10}	Building #80	13, 15, 17, 19, 21, 23, 25 Flores
	Building #81	1, 3, 5, 7, 9, 11 Flores
	Building #82	36, 38, 40, 42, 44, 46 Arboles
	Building #83	48, 50, 52, 54, 56, 58, 60 Arboles
	Building #84	8, 10 Vista

⁹ The schedule for some buildings may be delayed due to the rainy season.

¹⁰ Schedule excludes days off for the Thanksgiving and Christmas holidays.