



Revitalizing Communities



We are excited to introduce CAID, a charitable initiative designed to revitalize community associations (HOAs) that are struggling to maintain or improve their communities.

CAI-OC is partnering with HOA Community Reinvestment Fund of Orange County and Charitable Ventures of Orange County, on a pilot project to refurbish an unusable clubhouse in the **Bishop Manor** HOA in Santa Ana. The learning center will be operated by KidWorks for use as an afterschool program for the community children.

We are reaching out to our CAI-OC members for in-kind donations to make this project come to fruition. All donations will be considered a charitable tax-deductible donation through Charitable Ventures of Orange County.

Our mission is to partner with local HOAs to restore shared spaces, enhance infrastructure, and create neighborhoods that inspire pride and connection.



## In-Kind Trade Sponsors Needed



*If you are interested in participating in this important project and want to see the building in person there is a walk through scheduled for **Wednesday, January 8th at 2:00 p.m.***

**Construction Manager:** Responsible for preliminary walk and inspection with KidWorks, Board of Directors, and project leads to determine the community needs, produce a detailed Scope of Work and general guidance for the planning and preparation of the project. Will provide input and be included on completion and final inspection.

**General Contractor:** Responsible for the scheduling and sequencing of the project and general supervision during completion of the project.

**Industrial Hygienist:** Responsible for all testing of project and producing scope of work to remove any areas in need of abatement.

**Abatement Sponsor:** Responsible for providing the labor for removal and disposal of hazardous materials. Disposal fees will be reimbursed.

**Roofing Sponsor:** Responsible for providing all necessary labor to remove and replace existing roof with similar like and kind roof. Responsible for sourcing the donation of roofing materials. Unforeseen materials and expenses will be reimbursed.

**Plumbing Sponsor:** Responsible for repairing or replacing existing leaks including the pool equipment plumbing. Responsible for working with bathroom sponsor to make any necessary changes to the new sink and toilet. Responsible to cap off any sauna plumbing to convert existing room to storage area.

**Electrical Sponsor:** Responsible for repairing or replacing electrical components including the necessary changes for new AC units.

**Ceiling Sponsor:** Responsible for removing and replacing problem drywall ceiling areas. Responsible to texture and paint entire ceiling area.

**Lighting Sponsor:** Responsible to remove existing lighting and replace with recessed lighting. Materials will be reimbursed.

**Drywall Sponsor:** Responsible for making all necessary drywall repairs, including texture, for all projects.

**ADA Compliance Sponsor:** Responsible to inspect the community to determine what areas need changes to be ADA compliant – specifically the bathrooms – and provide supervision of the work to comply.

**Bathroom Sponsor:** Work with ADA compliance Sponsor to provide bathroom upgrades most likely including new door, new toilet, handrail, mirror and sink.

**Flooring Sponsor:** Responsible for leading the volunteer flooring removal effort. Provide labor to replace interior floor. Responsible for sourcing the replacement flooring material donations.

**HVAC Sponsor:** Responsible to provide the labor to remove and replace existing AC. Responsible to source the replacement AC unit donations.

**Window Sponsor:** Responsible for removing and replacing existing windows. Responsible for sourcing the donations of windows.

**Interior/Exterior Painting Sponsor:** Responsible for providing all preparation, tools, and supervision for community painting volunteer project. Responsible for leading and supervising the volunteer painting effort. Responsible for sourcing donations for paint. Extra materials to be reimbursed.

**Mural Sponsor:** Responsible to determine three options to replace existing mural. Responsible to lead and coordinate the volunteer and community voting day for mural. Responsible for planning and supervising mural painting project with volunteer painters.

**Pool Equipment Sponsor:** Responsible for inspecting equipment and providing labor to repair or remove and replace. Responsible for sourcing donation equipment.

**Playground Sponsor:** Responsible for supervising cleaning of playground area. Responsible for removing and replacing ground material with upgraded playground flooring. Responsible for source material donations. Responsible for cleaning and/or painting existing playground structures. Responsible for replacing existing worn swings and small play items.

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■ **All In-Kind Sponsors over \$3,000** will receive the following:

- Logo and Link on CAI-OC Website
- Logo in OC View
- Logo included on Signage at Ribbon Cutting event
- Acknowledgment in Press Releases
- Acknowledgment in Chapter Social Media

■ **All In-Kind Sponsors under \$3,000** will receive the following:

- Name Listed on CAI-OC Website
- Name Listed on Signage at Ribbon Cutting event
- Name Listed in OC View



*If you would like to tour the Bishop Manor Clubhouse, there will be a walk through on Wednesday, January 8th at 2:00 p.m.*

TO COMPLETE AN INTEREST FORM

[CLICK HERE](#)

**Questions?**

Contact Mike Perlof (Fenton Grant Kaneda & Litt, LLP) at [mperlof@fentongrant.com](mailto:mperlof@fentongrant.com) or Chapter Executive Director Denise Kennedy at [executivedirector@caioc.org](mailto:executivedirector@caioc.org).

[www.caioc.org](http://www.caioc.org)