

Owners,

An overview of the upcoming Phase 2 North Balcony Restoration Project.

Work is scheduled to begin on **October 5, 2026**, with an expected completion date of **February 16, 2027**. Rentals can resume **no earlier than February 27, 2027**. As we get closer to completion, these dates may shift slightly depending on progress and weather. We will keep everyone updated along the way.

The **West Building** will follow a similar schedule to the East building but will take a few additional weeks since it is approximately 50% larger. During construction, the building will be **closed to rentals and guests**.

What to Expect: Scope of Work for restoration of the north balconies will include:

- New balcony railings
- Removal of existing walkway pavers, repairs to the underlying concrete, and installation of new waterproofing and decorative coatings (similar to the south balconies)
- Replacement of operable bedroom windows
- Improved waterproofing where walkways meet exterior walls
- Replacement of trash chute and storage room doors and frames
- Replacement of all stair tower doors and frames
- Ceiling refinishing
- Painting of north balcony walls
- New walkway light fixtures
- Replacement of dryer and vent covers along the walkway
- Repair and/or replacement of fire pull stations

Assessment Information

The project will be funded through a special assessment, billed in **two equal payments**:

- **A Units (2BR/2BA):** 2 payments of \$7,849.09
- **B Units (3BR/2BA):** 2 payments of \$10,354.99
- **C Units (3BR/3BA):** 2 payments of \$6,838.31
- The **first payment** will be invoiced in September and is due by **October 10, 2026**
- The **second payment** will be invoiced in November and is due by **December 10, 2026**