

DEAR HOMEOWNERS:

April 21, 2016

The re-siding of Phase 3 is set to begin on Monday, May 2, 2016, at 8:00 a.m. (weather permitting).

All the remaining buildings (x17 and clubhouse) will be completed in 2016 and we will continue to use the same contractor (ARI) and James Hardie siding. Please use care and if at all possible avoid coming in and out of the garages between the hours of 8:00 a.m. to 7:00 p.m., Monday thru Friday, during the construction.

The following is an estimate of when each phase will be completed (note – phase 1 & 2 were completed in 2015). **Each building takes approximately 1-2 weeks (weather pending) to complete the wrap and siding installation.** Painting details will follow at a later date.

Phase 3 – Buildings 11616, 11617, 11622, 11618 (in that order) Start Date: May 2, 2016

Phase 4 – Buildings 11610, 11609, 11612, 11614 (in that order) Start Date: May 30, 2016

Phase 5 – Buildings 11613, 11619, 11620 (in that order) Start Date: June 27, 2016

Phase 6 – Buildings 11627, 11624, 11625, 11626 (in that order) Start Date: July 18, 2016

Phase 7 – Buildings 11629, 11630 and Clubhouse (in that order) Start Date: August 15, 2016

For each building, the crews will begin on the gable ends (2-3 days), then move to the back balconies (**make sure all items are removed from the balconies and patios**) to begin siding (2-3 days) and finish on the front (3-4 days). Again, each building takes 1-2 weeks to complete not including building paint, door paint and balcony staining.

The electrician will pull the house meter panel and all a/c disconnect, junction boxes on the siding the morning of. THIS IS APPLICABLE TO ONLY THOSE JUNCTION BOXES ON UNITS-A, C, J & L (WHICH ARE ON THE SIDING). Once the blocking of the a/c disconnect boxes is complete the electrician will return to install the house meter panel and disconnects that evening.

There will be a storage base located between the sports courts and building 11613. This will allow for limited interruption in parking vs. having supplies stored in the end caps as in previous phases.

THANK YOU, IN ADVANCE, FOR YOUR PATIENCE AND UNDERSTANDING!



In addition, there is new James Hardie trim being installed around the doors. The current policy is the unit owner with a storm door is responsible for the maintenance cost and these need to be removed, stored, and re-mounted on to the new trim. To ensure that our warranty stays in-tact, it is VERY important to have a licensed professional provide the installation of your storm door according to the James Hardie installation manual. **It is crucial that you make arrangements to have your storm door removed prior to your building's start date.**

ARI will, also, be replacing the dryer/bathroom vents contained in the siding with a new exterior dryer/bathroom vent to prevent any future water damage and ensure our warranty. **This is an owner responsibility and will cost \$25.00 each to have the new vent installed.** ARI will complete the install to ensure that we maintain our siding warranty. The new flat exterior dryer vent with a flap mechanism will prevent the birds from nesting and allow lint to escape.

Please note that you will have nail pops, plaster coming off the walls and minor sheet rock damage that cannot be prevented due to the nature of the siding removal and installation. These minor damages are the residents' responsibility to repair. Please take preventative measures and remove any and all items from your outside walls/adjacent to protect from damage. Additionally, please hold off from doing any interior repairs until your building is complete.

Attached is a general information sheet to assist with questions that may arise but please feel free to reach out to April or Leslie with any questions or concerns.

Many thanks,

April Hopkins | Portfolio Manager
913.563.4723 | april@cmckc.com
tomahawkcreek@cmckc.com
Centennial Management

Leslie Wilson | Property Manager
913.663.1103 |
Centennial Management