

July 8, 2016

Dear TNECA Co-Owners,

We hope your summer is going well. I'd like to provide a couple maintenance and capital improvement updates. Earlier in the spring of this year, Tom and I did our annual walkthrough at each of our seven buildings along with our Contractor, Greg Tobias. As a result, several projects and maintenance items were identified and are in the works with some already started.

1. All parking lots will be resealed and striped. Repairs where indicated, will also be made. The repair portion of the project will commence sometime next week (July 11). The resealing and stripping will be scheduled after that. The repairs will require no foot or vehicle traffic for a couple hours after they are made. I will provide more detail on the specific dates and times when known
 - a. The resealing and striping will require a longer period of time to cure and set with no foot or vehicle traffic, probably at least 24 hours. We will do our best to schedule earlier in week when generally, there are fewer residents and guests. We were able to do this a few years ago and with the cooperation of the Owners and the Resort with minimal disruption. Again, I will notify all when this part of the project is scheduled
2. All roofs were inspected. Some minor repairs and caulking have been completed. The roofs at buildings 3 and 5 are most at risk and therefore we are planning on reroofing them this year. We are working with our Contractor to get detailed Statements of Work and estimates. Given our history of roof and leak issues, it is very important to your HOA Board we have a detailed understanding of what will be done, how it will be done and the materials that will be used.
3. All entrance way decks and stairways ways will be cleaned and sealed. Although the cost of this is billable directly to Co-Owners (they are limited common elements), depending on financing of our other projects we may be able to absorb the cost as an Association. If not, you will be billed on your dues statement.
 - a. Patio decks are not included in this project. We will provide a cost if you would like your deck done once that estimate is received. This will be billed directly to you.
4. The current paint is still in good condition at all buildings with the exception of some trim and the pig pens housing propane tanks. This will be taken care of.
5. Some of the buildings have siding and woodpecker damage that will be repaired.
6. A variety of other minor maintenance items will also be taken care of.

Future updates, notifications and status of projects will be found on our website <http://www.treetopsthestates.com/> Please check it frequently during next couple weeks.

Please do not hesitate to contact us with any questions or concerns. You can email us at TNECABOARD@TreetopsNorthEstates.com or you can call us. My number is (313) 363-0908 AND Tom's is (313) 702-4098.

Ed Montgomery

President, Treetops North Condo Association

