

March 13, 2017

Hello fellow TNECA Owners,

We hope your winter has gone well. As we all look forward to the upcoming summer season, I'd like to update you on an important capital improvement project that your Board recently finalized. The roofs at buildings 3, 5 and 7 will be replaced as soon as weather permits.

1. With any good fortune, we expect the project to be completed by May, possibly before our Annual Meeting on April 23.
2. We are using industry best materials including shingles and ice shielding.
3. Our warranty for both workmanship and materials far exceeds the standard manufactures warranty.
4. During the project our general contractor, Greg Tobias, will be on site to monitor progress and assure all contractual obligations are met.

Several years ago your Board set forth a plan to build a capital reserve to fund future major improvements and repairs to our buildings and grounds. Instead of using Special Assessments, common in many other Associations to pay for major projects, our goal was to establish a dues structure that anticipated these expenditures. To date, we have successfully avoided levying any Special Assessments on TNECA Owners. We've painted all buildings, fixed and maintained decks, sealed and striped parking lots, put a new roof on building 1 as well as many other repairs. We are happy to tell you this project, in excess of \$110,000, is no different.

Future updates, notifications and status of the project will be found on our website <http://www.treetopsnorthestates.com> . Please check it frequently.

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.

We look forward to seeing as many of you as possible at our Annual Meeting on Sunday, April 23, 2017.

Ed Montgomery
President, Treetops North Condo Association