

JUNE 27, 2023

A Special News Bulletin
provided by the:
Board of Directors
of
Chaparral Pointe
Adult Village

**CONDO
MANAGEMENT
COMPANY**

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**DON'T FORGET TO
SAVE THE DATE!**

**Summer Neighbour
Potluck**

August 4, 4-6 pm

Hosted by:
Joanne Lavalee
and
Joan Gitzel.

Join for fun!

Enjoy some good oldie
goldies by Brian.

More details to follow.

SPECIAL NEWS BULLETIN

WINDOW REPLACEMENT PROJECT

Good Day,

This is to notify you that the window replacement project will begin, tomorrow Wednesday, June 28. The plan is to start at the north end of the complex starting with Unit 137 and working their way through. You will be notified one to two days in advance before your unit is to be done. It is estimated that each unit will take approximately one day to complete.

We ask for your full cooperation during this time and in turn, the crew will do their best to accommodate any changes that may be needed to the schedule. Of course *the project is weather permitting.*

As a reminder your board has come up with the following three-year, phased window replacement plan.

Summer 2023 – Phase 1

- Replace all those windows that are north facing that take more of a beating AND,
- Replace any windows that are deemed extremely weather worn.

Summer 2024 – Phase II

- Replace all remaining main floor windows

Summer 2025 – Phase III

- Replace basement windows and possibly sliding glass doors

Exceptions

- Windows previously replaced last year as a result of the hail damage, WILL NOT be replaced.
- Triple pane windows that owners replaced on their own WILL NOT be replaced.
- The basement windows will likely be replaced in PHASE III of the project.
- The Sliding Glass Doors will not be replaced until such time as the project is coming to completion and provided the reserve fund can handle it without taking it below a healthy level.

This plan was developed very carefully with a thorough review of our reserve fund and other projects that may need to be completed over the next few years. The board has developed a very robust plan to continue to build up the reserve fund while not letting it get below a certain level. At the beginning of each planned phase, a review of our financials will be done prior to commencement.

*And finally, we have had several inquiries asking if this project will result in a special assessment. The answer is most definitely **NO!***

Thank you in advance for your cooperation.