

Lake Forest HOA Siding Renovation Project UPDATE  
10 October 2019

Dear Lake Forest Owners,

With almost perfect timing, the Summit County seasons have switched from Summer to Winter with the first snows at Lake Forest falling and the siding renovation project nearing completion. As detailed in the last Update Newsletter, we are on target to meet our “weather tight” goal mid-month. All siding, windows, decks and railings have been installed—with the exception of some remaining deck and railing work which is in the final phases on the Building D. The painting of the Spa and Garbage Buildings has been completed as well and the gutter and vent installation is to be completed within the next 2 weeks. Finally, the stone wainscoting is nearing completion and, for those of you who have not been up to Lake Forest recently, looks fantastic!

Several weeks ago we sent all owners the process for alerting the Construction Committee regarding any unfinished issues or problems in individual units—we appreciate the emails received to date. As a reminder, these Owner punch list items should be emailed to Ron Drake and copied to David Ehrenberger and Dennis Murphy (see below). The Construction Committee has also defined a process and documentation system for confirming that work done on all units is complete and done well. This unit-by-unit punch list work has begun and will be completed within 2 weeks. Throughout this process, all issues identified are being communicated to Ed Storako and his team for prompt resolution.

As you are aware, during the past 6 months of construction a number of additional—and important—repairs and improvements to the HOA complex have been completed. These have included:

- Replacement of the concrete swale in front of Buildings A-D garages and across the entry driveway
- Repair of garage doors/seals
- Installation of sloped roofs over the handicapped entrances on Buildings A&B
- Proper securing of deck joists—and secure installation of railings—for Buildings A-D (to remedy defects in both during the original construction)
- Repair/replacement of rotted demising walls (between decks)
- Addition of sheathing found to be missing on multiple buildings
- Replacement of a sloped, grated step on Building C entry with proper, level steps
- And the repair and sealing of the entire asphalt driveway

Improvements and repairs currently underway include replacement of garage, unit and vestibule numbering (with new, higher quality and visible letters and numbers) and repair of a defective and leaking retaining wall on the north side of Building A.

Your neighbors on the Board of Directors and the Construction Committee very much appreciate all of your contributions to the success of this project and, of course, your patience during this multi-month project. Please see the photos below from the past week and some of the progress being made.

On behalf of the Lake Forest Board of Directors,

Kathy Chinoy, Board President (kgc288@gmail.com)

David Ehrenberger, Construction Committee Chair (drehrenberger@gmail.com)

Dennis Murphy, Construction Committee (dennis@dmurphy.net)

Ron Drake & Luke Drake, Owner's Representatives (ron.drake@ymail.com)

## LAKE FOREST SIDING RENOVATION PROJECT

