

TO: CATAWBA SHORES NORTH CONDO ASSOCIATION HOME OWNERS

FROM: BOARD OF TRUSTEES CSNCA

DATE: June 29, 2025

RE: UPDATE ON ASSESSMENTS, RENOVATIONS, AND CSNCA

I cannot believe that we are approaching July 4, 2025. The summer is approaching the half-way mark. It has been a hot, humid summer so far, but the beautiful surroundings and lake breezes makes CSN the best place for fun and relaxation during the summer months. However, I am very excited to see the progress being made on our buildings. We are reaching close to the 75% mark of completion as Building 2 is half-way completed. A big thank you to Beth Veres, Stephanie Partee for the designing and research that has gone into the new landscaping plan. Beth has done an outstanding job at working on and bringing to completion the contract with Corso's Landscaping for our landscaping around the Building 1 and Building 4. In addition to the landscaping, I hope all are pleased with the look of the new siding, the crisp, clean look of the white trim and the gutters and drainage system are a great addition and will help to retain the beauty and stability of the roofs & siding.

As you enjoy CSN this summer with family and friends, the Board wants to remind all unit owners to be very careful and conscious when in the area of the buildings being renovated. There is heavy equipment in the area, construction trucks in and out of the campus, and especially when working on the roofs & chimney areas could be falling debris. Please do not get close to the equipment and do not disturb the workers when they are working. Especially, be careful if you have children or grandchildren visiting that they are not in the work areas alone.

Building 2 is well into the renovations and will continue throughout the summer. Building 3 and the Garden Units are the two final buildings. As the renovation moves to other buildings, each of the owners for the building that will be worked on, will receive notification of things to do, such as removing items from walls or areas that might be disturbed from heavy pounding. Also, each owner will be notified regarding ordering new front doors if they choose, once the work starts on their buildings. The front doors are very similar to the doors we have now, except they are white in color.

Also, once the buildings are completed, it will be necessary to not have signs and various nick-nacks hanging from the siding. The Board is researching if there are alternatives to hanging items without using nails or screws. More discussion and information will be distributed and discussed as the Board does further research.

Lastly, it has come time for another assessment that will be due by August 1. The amount for Assessment 5 is the following:

Garden Units:	\$18,698.43
Town Units:	\$25,039.63

Ley Management will be sending out invoices in July, and payments will be due August 1, 2025, with a 10% penalty charge if not received by August 15, 2025. The final payment will be due sometime during the first six months of 2026.

Enjoy the rest of the summer, be safe, and have fun!!!