

NEWSLETTER, WINTER 2023

On behalf of the Board of Trustees of CSNCA, I would like to begin by wishing all owners and your families, a very Merry Christmas and the very best to all in the New Year. It's hard to believe another year will soon be here and we will all be making our New Year resolutions. One of mine for 2024 that I would like to share with you, is to enjoy each and every day and look for the wonder and beauty in the little things we experience each day, such as the sun shining, the birds chirping and the laughter and enjoyment of our families together.

I want to thank Mike Colatruglio and Tim Keys for the regular updates and pictures that they post, on a regular basis, to the CSN website. Building 1 is looking beautiful with new siding, new roof and the decks are beginning to be completed. There were obstacles along the way with Building 1, but each have been overcome and have improved and strengthened the integrity of Building 1 for decades to come. One of these obstacles was the drainage of water from the roofs and storms off the lake, and with research and recommendations from multiple vendors, the Board approved the installation of drainage pipes and drainage basin to divert the large amount of water from roofs and gutters. The new drainage system will solve the problem of excess water during heavy rains or storms to be routed to the drainage basin and not cause flooding in the units. This drainage basin will be able to be used for other buildings if needed to solve water or flooding issues. Also, the front porches of the townhouse units will be widened to allow wheelchair access if ever needed. The sidewalks that needed to be removed for the drainage project will be replaced in early spring.

The roof has been completed on Building 4 as preparation for the siding to Building 4 will begin next in siding project process. Since the roofs will be started on the other buildings in Spring 2024, the roof assessments will need to be adjusted accordingly. The original plan, once it was discovered that we had to replace all roofs, was to have the roof assessments added to last 2 assessments. The final assessment amounts for each unit owner will not change, but the final three payments will be adjusted and a letter will be mailed out once the adjustments have been determined near the end of January 2024.

The Board wants to remind all owners if you do use your unit during the winter months to be sure to turn your water off when you leave your unit and set your thermostat for furnace to at least 60 degrees. If you are heading to your condo and you are worried about getting into your condo due to significant snow, please let Ley Management know when you will be arriving and they will do their best to clear a path.

Please be safe as you are on the roads this winter. Stay up with any updates on our renovations at CSNCA by checking out the CSN website. Again, enjoy this festive time of Christmas and the New Year with your loved ones. Looking forward to seeing everyone in the Spring 2024.