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Subject: Americana Gardens I Construction Schedule for SEP-DEC 2025
Date: September 29, 2025 at 12:35 PM
To: kmforshay@yahoo.com

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Dear Owners - Please see the following schedule of projects below:

Cleaning and Recoating Roofs

It has been 10 Years since we replaced the roofs here at AG. We have had very few leaks since then. Indicating for the most part the installation was successful and the roofs have held up well against harsh elements. To keep the coating barrier functioning as it should AND to stay under warranty, it is required that we have the roofs resealed every 10 years. Starting this year, this will be done in phases over four years in the order that the roofs were replaced from 2015-2018. This year's schedule for Phase One is as follows;

- Building #2 ~ Beginning on 9/29 the project will take 3-5 days to complete.
- Building #5 ~ Beginning on 10/6 the project will take 3-5 days to complete.
- Building #8 ~ Beginning on 10/13 the project will take 7-10 days to complete.

First Step Replacements

There are several Condos where the landing step of the stairway leading to the second floor is in poor condition. If you see that the concrete step has deteriorated at the foot of your stairway then your Condo will be affected. RC Welding will do their best to schedule the timing of the new pour of cement at convenient times to minimize disruption. These base steps will begin to be replaced by RC Welding starting the week of the 29th of October.

Note: We have completed an inventory of concrete treads (stairs) that need to be replaced. The Association will be contracting to have approx. 108 misc. concrete treads replaced. Due to long lead time, this activity will begin in December of 2025 or January of 2026.

Painting of the Balconies

As many of our Residents have asked about the balconies, we can now tell everyone with absolute certainty that the BALCONIES ARE NOW GOING TO BE PAINTED a laser bronze color to match the rest of the wrought ironworks of the property!! Since 2019 when we started planning for the replacements of the many Fences, Gates & Rails in the community the plans for the balconies have evolved several times over. It's been a difficult line item on our Reserve Study with an ever-changing scope of work and cost considerations. The tentative start date will be October 27, 2025 with an expected schedule of 3-4 weeks.

New Pool Decks and Entry Ways from Sunrise Way

The three pool decks at Americana Gardens must be resurfaced every 5 years. We have managed to squeeze out another year of wear since they were completely redone in 2019. The pool decks will be resurfaced with the same knockdown pattern, only a slightly darker tone to help cover the high traffic areas. We also have the three front entry areas that are overdue for a new look with the North entry giving up its damaged tile and the Main & South entries receiving some upgraded curb appeal. The entry ways will be having a five-stone overlay design. This project will take Two (2) Weeks. Phase One ~ November 17-22, 2025. With Thanksgiving week Quiet. Phase Two ~ December 1-6, 2025.

North & South Trash Enclosures

There are Eight (8) Trash Bin gates and Two (2) Pedestrian gates that need replacement. This project will begin fabrication in October with ultimate installment to occur in December.

Refinishing of Condo Front Entry Doors

It's been a few years since we have had the Condo Front Doors Refurbished at Americana Gardens. We will be starting another program of having our Grounds Custodian working doors on Thursday of each week. As soon as we have a schedule worked out, we will let you know what your scheduled date will be approx. one week prior to that date. You will be expected to remove any items that you may have attached to your doors... If you want the edges of the door to be stained & finished it will be up to you to provide some open time for the doors. Otherwise, we will work together to get it done at a more convenient time. We expect to kick off this project's activity on October 9th or 16th, 2025.

As you can see there are a lot of projects to get into the schedule. There is much to be done and only three months left in this fiscal year's budget to get them completed. For those that may be wondering about the postponement of the painting of the buildings. That Project has been postponed indefinitely as the Board has been advised that there may be more than one important infrastructure issue to address before we commit \$300,000 on a paint job. There may well soon come a time when the painting becomes a structural concern but as of now it is still mostly a cosmetic concern. So, we are going to continue to tackle those projects that require attention and do our best to produce a budget that is workable, feasible and that just makes good common sense. Your assessment dollars are hard at work. As stewards of that funding your Board of Directors is hard at work as well. If you have any questions or concerns, please feel free to voice them to Management. And as always you are encouraged to attend a Board Meeting (in person or via Zoom) for further information...

Thank you,

Americana Gardens
Board of Directors

