



April 11, 2017

Dear Alson Court Neighbors,

Two months ago, we contacted you as a new board of directors to share an overview of the projects we were putting into motion. Today, we are happy to share another update about the progress we're making and some next steps. Please excuse us for being verbose, but there's much to say!

As previously discussed, we are preparing for a large-scale capital improvement project. This project will likely occur in three phases, all in 2017. The first phase will address water intrusion (to include the roof and masonry). The second phase will fully refurbish the interior stairwells of each building (to include period-appropriate tile, carpet, paint, lighting, etc). The third phase will improve our building exteriors (including entry doors and landscaping) to preserve the physical asset of Alson Court and keep its property values commensurate with our location.

We hired Mecklenburg Roofing, a local specialist in historic roofs, to conduct a thorough analysis of our roof and clean the gutters. Their inspection found a number of active leaks in areas where prior repairs had been made and sometimes not made well. Almost all of these leaks were at points of entry such as vent pipes, dormers/flashings, etc. The roof itself and its plank underlayment were found to be in very good condition, not in need of replacement if maintained properly.

As the board continued organizing this major improvement project, we found ourselves at a pivot point with our management company. We agreed that our management partner needs to uphold the standards of our community, but also provide guidance, challenge our thinking, and be experienced in improving a local historic icon such as Alson Court. After much consideration, the board has selected **Hawthorne Management** as its new management partner. We look forward to introducing Chris Miller as our new community manager. You'll soon be receiving a separate notice from Hawthorne Management with specific information on transition dates, payment details, and contact information.

In tandem with our new manager, the board is now working to organize an owners meeting to present details of the improvement project and funding options. **Please save Thursday evening, June 8** as the tentative date for this meeting to occur. Representatives from Hawthorne Management and our chosen general contractor will be in attendance with our full board to ensure owners can make a fully informed decision that evening. A separate invitation will be sent with more details as they become available.

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An update on additional board projects underway:

Project	Description
Outstanding Balances	Working to ensure owner balances are paid and debt collection practices are followed in accordance with the Alson Court bylaws. <i>Update: These efforts have led to a near 20% reduction in past-due balances since Dec '16.</i>
Financial Structure	Operating and reserve accounts structured, funded and labeled in accordance with Alson Court bylaws. <i>Update: The change in management companies will optimize the structure of our financial accounts.</i>
Contract Review	Revisit and rebid all contracts to ensure competitive services and pricing for all paid services. <i>Update: Starting with the biggest one (Management Co), we are continuing to meet with vendors and discuss bids/contracts. Our new manager will be a great resource in this effort.</i>
Inspections	Regular property inspections to document safety hazards and violations of Resident Handbook. <i>Update: Our new manager will personally inspect the property each month and follow up on items that need to be addressed.</i>
Capital Projects	In addition to the roof and stairwells, exploring projects including plumbing system, attic insulation, landscaping refurbishment, and parking lot improvements. <i>Update: Preparing for a full presentation to owners on June 8.</i>
Boiler Tank Replacement	An emergency need to replace three failing hot water holding tanks in the boiler room totaling approx. \$9,000. <i>Update: Was replaced after warranty inquiry and bidding process.</i>

Other projects with opportunities for you (an owner or renter) to get involved; **please consider these opportunities to help:**

Project	Opportunity for Involvement	Other Notes
Bike Storage	Contribute ideas and potentially elbow-grease	Looking for an ideal solution to bike storage (refurbishment of bike storage room or another alternative)
New Neighbor Welcome	Assist with creation and/or delivery of welcome packets for new owners and renters	To welcome newcomers with information, possibly a gift, and an opportunity to get involved

Special thanks to our neighbor Michael Wilson of Michael Wilson Design for volunteering to redesign our [Facebook page](#) and [website](#); keep watching them! Please contact us at board@alsoncourt.com with any questions or feedback. We hope to see you **June 8- save the date!**

Regards,



David Hinds
Alson Court Board President