

Dear Unit Owner,

November 14, 2022

Please note the following relating to the operation of Stone Ridge at Rye Condominium.

**Electrical System**

The emergency replacement of the building's transformer, this past July, was an unforeseen major replacement. The cost for the replacement of the equipment was \$11,000 and was paid for from the Stone Ridge Reserve Fund.

**Reserve Fund Capital Assessment**

The Stone Ridge Reserve Fund currently totals 36,409 after payment of the electrical work. The ongoing Capital Assessment is \$3,600 which is transferred to the Reserve Fund each month.

**Deck Replacement and Repairs**

We have had other contractors look over the condition of the decks. The response has been that not all of the decks need replacement. Most can be repaired. The railings can be reinforced, any damage decking or steps can be replaced. The thinking is the repairs can be made on a time and material basis. Some decks need less repair while other decks need more extensive repairs.

**Construction Loan**

The Board believes that it would not make financial sense to commit to a construction loan for the purpose of replacing all of the decks. There would need to be a large increase in the capital assessment in order to pay the monthly debt service for the

construction loan. Current and future Unit Owners would be faced with the higher Capital Assessment until the construction loan is repaid. The debt service on the construction loan would put an unfair financial burden on the owners.

#### Deck Repairs Going Forward

With 36,000 in the Reserve Fund the Board feels we need to be very cautious as we proceed to repair some of the decks. We are hopeful that we can address a few decks before mid-December.

Once the decks are repaired, they all will need to be power washed and treated with a wood preservative or stain. That is a separate project, and we can start to get pricing on the hopes of moving forward in 2023.

#### Capital Improvements

The Stone Ridge unit owners have been financially supportive through the years and very effective to build a Reserve Fund in order to make capital improvements. The replacement of the roofs and skylights in 2019 cost 175,000. The roofs are holding up beautifully and the shingles are warrantied for 30 years.

The milling and resurfacing of the parking lot in 2017 cost 80,000. The new parking lot is also holding up well and should be maintenance free for years to come.

So, over the past 5 years Stone Ridge has made more than \$250,000 in capital improvements.

**Annual Meeting of Unit Owners - The Board will be calling for an Annual Meeting of the unit owners in January. Date to follow. The meeting will likely be held virtually.**

**That's all for now.**

**Have a Happy Thanksgiving!**

**Stone Ridge Board of Managers**

**Katie Lawrence**

**Carol Fausel**

**Debby Monroe**

**Laura Laura**