

Nordland Villas Condominium Association

May 24, 2017

Dear Nordland Villa Owner,

We are pleased to report on the progress of the Nordland Renovation. The undertaking of this project turned out to be far more difficult and time consuming than anyone imagined with issues arising from the three different and unique types of ownership: Full Ownership, Club Ownership and Commercial, as well as several revisions to the budget and scope of work.

Work has commenced on the exterior and the lobby area. Due to the complexities of the interior hallways, the project has been broken into two phases, the exterior now with minor interior work in the lobby and laundry room, and the remainder of the interior in the Fall of 2017.

Nordland has been Out of Order from April 9th to May 5th for the 'Exterior' work. Housekeeping also has posted an Out of Order for Spring Maintenance ending May 27th.

We are working with Smugglers' to determine the best block period for Fall after the foliage season to use the slow period between October and Thanksgiving to complete the project.

The exact dates will be distributed when we have them.

As with any renovation project, the budget and scope of work is an evolutionary process.

The final Budget, with four significant exceptions noted below, remains relatively unchanged from the one the Board and Stakeholders approved in November 2016 and posted on the SNHA website.

1. Clarification of the commercial ownership of the Library and basement bathrooms as the private property of Smugglers', (not part of the Common Area renovations). While SNMC (Smugglers Notch Management Company) scaled back Becky's suggestions in the preliminary budget for the Library renovations and none for the Basement Bathrooms, it should be noted that the Resort has made a significant contribution with their share of the UDI (undivided deeded interest), unsold weeks of Club unit assessment and recognition of carpet wear and tear with a \$9,000 contribution toward the cost of installing carpet in the main floor lobby and basement corridor.
2. The assessment for work to be done in the Laundry room and Ski lockers is the shared responsibility of the Full and Club Owners as these spaces are used solely by those Owners.
3. Confirmation that homeowners' unit doors are at the discretion of the individual suite owners and are **NOT** part of the Common Area improvements. Because only a few Full Owners have new doors with the Saflok card system, it was decided that the issue of Saflok/new doors would be deferred until such time when a significant number of owners wish to organize together for the new door installation.
4. As we began to focus on the actual work on the hallway ceilings, a number of complexities arose. First, we were advised that the original plan to strip the popcorn ceiling, repair, brown coat, and paint would not achieve the improvement in appearance we desired, nor would it allow for easier future maintenance. There have been too many breaches and repairs over the years. Second, a closer look at the existing lighting and fire alarm fixtures has caused us to pause and consider changing the scope of ceiling work to achieve a true smooth ceiling finish.

We would like to be able to cover the wiring, replace fixtures and maintain the lighting and alarm systems more easily, with less repair cost in the future. We learned that a new layer of sheetrock could be installed and finished smoothly. This would allow a clean up of the fire alarm system elements, and allow us to replace the existing industrial type fluorescent fixtures with attractive lighting more suitable to a vacation property. Finally, we need answers about how standards set by the Vermont Fire and Building Safety Code relate to both the existing alarm system and any changes made as a result of the work contemplated within the hallways.

The Board is considering pursuing this option during the coming weeks and we hope to be able to present a revised scope, including cost estimates, to the owners over the summer. The original scope called for the removal of the popcorn ceilings and painting estimated at \$8,500.

5. The Board also approved two smaller modifications to the scope; first, the painting of the wood ceiling in the lobby to make it brighter and more inviting. Second, the unsightly view of the transformer, seen when descending from the second floor has been addressed by removing the lower glass slider and adding a drywall over the void. The plan is to add an attractive graphic to the new wall that will enhance the look of the entrance way.

Please note this link to a web site showing the concept board of the final color selection for the exterior staining, lighting fixtures and sign selection: <https://tisbertrebecca.wixsite.com/nordlandvillas>

If you have any questions or would like us to elaborate on this letter or the renovations as they go forward, please feel free to email us at: nordlandreno@gmail.com

Thank you for your understanding and patience; we are working very hard to deliver this renovation on a revised time schedule and budget to make Nordland the 'Jewel of the Village' it once was.

Yours sincerely,

The Executive Board of Nordland Villa Condominium Association

Hugh Thom N17

Ruth Mayville (SNMC designated representative for Commercial Space and Club Owners)

Ron Graham N21

cc SNHA - <http://www.snha.net/regimes-a-buildings/nordland>