

Nordland Villas Condominium Association

September 30, 2016

Dear Nordland Home Owners:

On behalf of the Board we would like to express our thanks to those who replied to our request for feedback on our proposal for renovations of the common areas: [Nordland @ Smuggs Renewal Opportunities / 2016](#). The feedback, for the most part, was very positive. The consensus was that the time has come and it needs to be done. There were one or two comments expressing concern on the timing, the amount of money involved and who pays for it.

Let us deal with the timing first. April/early May 2017 is a most opportune time to undertake the work as rentals are non-existent, there are only a few RCI guest reservations, and the building is blocked out for maintenance for some of that time period. Secondly, the cost of refurbishing the common areas is borne by full Home Owners, Club Owners and the Commercial Owner as spelled out in the Nordland Declaration of condominium... ie. the cost borne by a Full Owner is the same as a Club Owner Unit. In the case of Full Home Owners, the cost is apportioned on the size of the unit, depending upon whether it is a studio or a loft. Club Owners include both Studio and Loft units.

The Board has begun working with a professional decorator, Rebecca Tisbert of Busy B Designs, to develop the scope of work and budgets. We have asked her to review all the areas outlined in the Nordland Renewal proposal in addition to any others that come up during her site review. Rebecca was also involved in the very welcomed improvements made at Liftside Condominiums. We look forward to receiving her recommendations. Once the Scope has been spelled out and budgets established, the Board will review the submission and evaluate what is feasible within a reasonable overall budget. When you next visit your Nordland unit, please take note that the Board has already addressed a couple of maintenance items such as removal of the tilting front electrical power shed and placement of stone on the window side. As well, the chipped and rusting bars on the front stairs from the first to second floor together with the large foyer support post have been sanded and repainted to match the door frames.

If you have any questions, please do not hesitate to contact us at: nordlandreno@gmail.com. We expect to have the scope of work and estimated budgets in your hands by mid November.

Thank you for your support in re-investing in Nordland Villas and restoring it as one of the jewels of the Lower Village.

Your Board:

Ron Graham N21

Hugh Thom N17

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

cc SNHA

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