

Hakone House Condominium

March 18, 2016

Dear fellow Hakone owner,

We will be having our annual meeting via teleconference in less than two weeks and I wanted to bring you up to date on where we are with our project list.

Based on the concerns voiced at our meeting last year, we have re done our ski lockers to match the design in our lobby. I think we have made the lockers attractive without having to completely replace them.

We also installed the "stone tiles" that match our lobby floor on a couple of the landings in the stairwells and will be completing the remaining landings this spring. Also in the stairwells, walls and trim will be painted, the carpet in the "vestibule areas" will be replaced, cork- matching the lobby ceilings will be installed on the underside of the stairs for improved appearance and sound dampening and new doors will be installed leading to the basement on both sides of the building. The odd area between the stairs and the basement door will also be covered with the cork. Upstairs. The hallway doors will be removed as outside H7 and H8 and the door casings framed with wood trim, so as to look as though there were never doors there. Smuggs maintenance is re doing their installation of the emergency lighting to look more professional under the supervision of their new director, Todd Heath.

At long last we will be completely painting the outside of our building and doing all the repair work that is needed on the shingles and trim. The window frames will be painted to match the body of the building which will be a slightly lighter shade of gray. The trim will be a darker gray to match the fence and no more blue balusters.

Many of the items above were discussed during our last meeting but had not been completed for various reasons ranging from availability of tradesmen, occupancy in our building, cash flow, etc. This spring we should be all set to have these items ready for the summer season.

Please try to join us for the teleconference and bring your comments and suggestions to the group.

Florrie Paige

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