

# IMPORTANT NOTICE

18 July 2018

*In May all Owners were notified of the pending re-roofing project and the maintenance projects to follow. This notice is both a review and a reminder.*

## **RE-ROOFING PROJECT**

The re-roofing project is winding down. The remaining punch-list items are being addressed but for the most part this project is finished.

## **GUTTERS, DOWNSPOUTS, EXTENSIONS**

Bids are due on 26 July to replace the gutters, downspouts, and extensions as the second phase of the hail damage insurance claim. Where the older 5" gutters have been installed, new 6" gutters will be provided with larger downspouts. The timeline for that work is yet to be determined but it will be this summer.

## **SPRING MAINTENANCE**

Buildings 5801, 5815, 5831, 5901, 5931,  
6001, 6031, 6101, 6121, 6201, 6221, 6301.

In preparation for a long awaited repair of the unsightly rear fascias for buildings along the tracks, the Directors have published a standard specification for the materials to be used and a detail for the maintenance construction. You can find this information at **LincolnTradeCenter.com** under Building Maintenance. When the fascia maintenance is completed, the new larger gutters will be installed and the number of downspouts likely reduced. The goal is to have this maintenance project completed by the first of October such that the gutters can be installed on the new surfaces before winter.

**This task is the responsibility of the various building Owners** to put this project in motion and to share the cost of the fascia re-construction on the basis of their ground floor square footage as outlined in the Covenants. The fascia is part of each Owners private property. It is not included in the scope of the Association "commons" nor can it be funded by the Association unless specifically approved by the Owners in accordance with the provisions of the Covenants . . . i.e. a project that impacts all Owners, not just a few. The process involves organizing the various Owners within a specific building, hiring a Contractor, supervising the work, and paying for the work when completed in accordance with the published standards and to the Owners satisfaction.

Prior to construction, however, it is essential that the scope of the work be submitted to the Directors to assure compliance with the published standards and that the selected contractor is insured naming the Association as an additional insured.

### INSURANCE UPDATE

Updated information on Insurance, and Insurance Claims has been posted to the Association web site. The most significant change is about the deductible. "Note that there is a \$1,000 deductible ( \$2,500 for wind / hail damage ) for each claim which is automatically subtracted from the total claim amount."

### NEW OWNERS UPDATE

Our campus is experiencing an unusually active turnover of properties which often generates a lot of questions, especially if the realtor has not informed the buyer or prospective buyer of the Owner's obligations under the Covenants. If you are in the process of selling your property, be sure your realtor is familiar with the Association web site . . . **LincolnTradeCenter.com** . . . and that each prospect is informed that the Covenants and associated Rules and Regulations are enforced.



**located at Old Cheney and Highway 2**  
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