



Dear Unit Owners,

We hope this letter finds you well. As part of our ongoing commitment to maintaining the safety and value of our community, the Board of Trustees recently engaged our insurance risk management team to conduct a thorough review of the property. Following this review, it was determined that the parking lots, roadways, and walkways are in need of full replacement to address safety concerns and ensure compliance with current standards.

To ensure this important project is managed efficiently and professionally, the Trustees have engaged the Brigs Projects Department. Their responsibilities will include drafting a Request for Proposal (RFP), developing a scope of work, overseeing the competitive bidding process, and providing on-site oversight of contractors throughout the duration of the project. This approach will help us secure the best value and quality for our community.

Given the scope and cost of this work, a special assessment will be required to fund the project. We understand that financial planning is important for all owners, and we are committed to providing as much advance notice as possible. As we move closer to selecting a contractor and finalizing project costs, we will communicate the amount and timing of the special assessment, allowing owners ample time to prepare. We anticipate this project to begin in the spring of 2026.

We would also like to highlight that, historically, the association has addressed significant capital improvements and rising costs by utilizing reserve funds, the operating budget, and, when necessary, securing loans. The association continues to pay down the loan for the deck replacements, which will be satisfied by 2029. Importantly, owners were not specially assessed for the following major projects and expenses, which were funded through these means:

- Installation of new roofs on all buildings
- Construction of new decks
- Replacement of patios as needed
- Managing increases in the annual Flood Insurance Policy
- Ongoing remodels of hallways and entryways
- Renovations of laundry rooms

These investments reflect our ongoing commitment to preserving the value, safety, and appeal of our community.

We will continue to keep you informed with updates as the project progresses and as more information becomes available. Your cooperation and support are greatly appreciated as we work together to enhance the safety and appearance of our community.

If you have any questions, please do not hesitate to contact the management office.

Thank you for your attention and understanding.

Sincerely,

The Board of Trustees

Washington Park Condominium Association