



August 29, 2019

To All Charing Cross Homeowners

RE: Association Deck Replacement Project

Dear Charing Cross Homeowners,

The Charing Cross Board of Directors is pleased to announce that it has selected a contractor for the Association deck replacement project, which is expected to commence this fall.

The Board asked each contractor to bid on this project in accordance with the engineered drawings provided by the structural engineer hired by the Association. After reviewing bids from three different contractors, the Board has selected Granja Unlimited LLC. The Board has been methodical in its investigation and preparation for this community project, and has made this selection based on which contractor we feel will do the best job for the community, taking into account factors such as safety, costs and aesthetics.

The Association has decided to replace all decks with high-grade pressure treated lumber deck boards, with white vinyl railings, and white capped deck fascia boards. Additionally, any decks which are physically connected (as opposed to decks which are very close to each other), will have a white vinyl privacy divider installed between them.

Please understand that there are no options available to owners, including the choice of a composite deck surface, enlargement of current deck, colors, or privacy dividers for decks which are not physically connected. Once the decks are installed, the Association will confirm what type of stain must be used for future deck surface maintenance.

The Board understands the desire of many to upgrade to a composite deck and the benefits of doing so. The Board reviewed the costs for replacement with a composite decking surface and determined that the overall cost and required owner contributions from owners with decks for these style decks would create an undue burden on many owners in the community. This is because the price for composite decking would increase the required owner contribution by between \$1,500-\$2,000 per deck over and above what it will be with a pressure treated lumber deck. The decision to install vinyl railings is expected to provide both an aesthetic benefit as well as reduce the costs for annual maintenance, since staining railings is the most labor intensive part of deck staining which will no longer be needed.

Part of the complications in connection with this project is that there are numerous style decks in the community, with different sizes as well as single and double decks. Depending on who is inspecting them, there are between 12-16 different style/size decks in the community. The Association asked each contractor to provide pricing for each style of deck based on the engineer's drawings. The accepted pricing provided by Granja for the replacement of decks ranges from \$5,700 for the smallest single deck to \$12,950 for the largest double deck. Single deck prices range between \$5,700-\$8,150, and double deck prices range between \$11,650-\$12,950.

As previously reported, the Association intends to start this project in the oldest section of the community (1 Kings Cross – 62 Piccadilly), focusing on the double decks first, and will continue until all 203 decks have been replaced. The work will be done building by building, so the decks for entire buildings will be done at the same time. It is anticipated that this project will start this fall and will take 2-4 years, depending on how things proceed. The pricing from Granja is not guaranteed beyond 2019, so these prices could change, but it is not expected to change significantly during the course of this project.

The Board has decided to address the difficult issue of how much to contribute from the Association Reserve for Replacement Fund towards the deck replacement costs as follows. The Association governing documents provide that the Association is only responsible for the structural replacement costs for the decks. Therefore, the Association has been putting money away in the Reserve for Replacement Fund towards the structural replacement of the decks for many years. Over the years the amount contributed has increased to keep up with inflation. As of 2019, the current funding for the deck replacements is based on a replacement cost (for structure only, not deck board, railings and stairs) of \$5,000 for all single decks and \$6,000 for all double decks. Therefore, the Board has decided that the fairest method to use for Association contribution is to provide \$5,000 for each single deck and \$6,000 for all double decks. This means that each owner with a deck will be responsible for the difference between the replacement cost for their deck after the Association contributes either \$5,000 or \$6,000, depending on whether the deck is a single or double. For single decks, owner contributions will range between \$700-\$3,150. For double decks, owner contributions will range between \$5,650-\$6,950.

In the coming weeks, those owners whose decks will be replaced as part of the first phase of this project will receive Special Assessment notices for their required contribution towards their deck replacement cost. The Association will be providing all owners with double decks up to 12 months to pay their deck assessment in full, and single deck owners up to 6 months, before imposing late charges or taking collection action. However, please understand that any owner who does not ultimately pay their entire deck assessment will be subject to enforcement action by the Association.

The Board takes this decision very seriously and has spent a significant amount of time on the development of this project with all of its intricacies, and believes the decision it has made takes into account all factors and concerns as best as possible. The Board is aware that not everyone will be in agreement with this decision, but as owners in a condominium association, all owners have delegated this decision making authority to the elected Board of Directors. We thank everyone in advance for your cooperation as we embark on this significant community project.

Sincerely,

Board of Directors
CHARING CROSS CONDOMINIUM ASSOCIATION

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