

Exterior Building Elements

- Chimneys - \$7,000 budget for 2025 - actual \$91,899. \$150,000 budget for 2026
- Gutters and Downspouts – replacements undertaken in recent years on a shared cost basis – 50% assoc. 50% owner \$750 max
- Light Fixtures – \$75,000 budget for 2025 – actual \$70,334. Project completed.
- Roof replacements – replaced 2021 for \$506,000
- Painting and sealing – completed 2024 at \$152,620. Estimate for 2030 at \$200,000
- Wood siding replacement – Evaluate solutions for trim and siding maintenance and replacement. Our trim is pine and siding is cedar. Look at alternative approaches for each to achieve longer life.

Property Site Elements

- Driveway total replacement – completed 2024. Budget \$200,000 vs actual \$164,140.
- Concrete sidewalks and stoops – addressed annually on an ongoing basis. \$10,000 budget 2025 - \$0 spent. \$10,000 budget 2026.
- Retention walls – \$14,400 actual in 2024. \$48,000 budget for 2025 - \$41,086 actual. \$10,000 budget 2026.
- Gable project – new project with \$40,000 budgeted for 2026.