

The Empress Condominium

Empressions

Quarterly Newsletter

January 2017

Hi Everyone,

A hearty welcome to our returning residents. Great to have you back!

We are in the middle of long anticipated balcony restoration and we can all agree we wish we didn't have to put up with it!

It is noisy, messy and costs a lot. And, by the way, "why did we have to do it now of all times?" Good question. Here are some important reasons why your Board of Directors made the decision to go ahead with repairs at this time.

1. **Safety**

Several balconies were in need of immediate attention. One balcony had a chunk of concrete hanging off the edge that could have fallen off and caused some serious injury.

Some owners had contracted for new shutters and discovered after removing the track there was concrete damage which prevented the new shutters from being installed. These units had no protection during the hurricane season and had to be boarded up.

Several units had rust dripping off the edge of the balconies onto the unit below indicative of weakening of the concrete structure.

2. **Cost**

Because of the time the project was started, the Association received a substantial discount from the contractor.

The work is being done expeditiously and every effort is being made to contain noise, dust, cost and intrusion.

If all goes according to the schedule, all work should be completed by July 24, 2017.

Please note, if partial work needs to be done on any balcony, all tiles must be removed for proper waterproofing to occur and warranted.

Thank you for your continued patience. We will keep you informed as best we can. Do not hesitate to ask any questions or direct your concerns to my office.

Best wishes from our team.

Love, joy and peace to you and family.

Howard



Empress Board of Directors

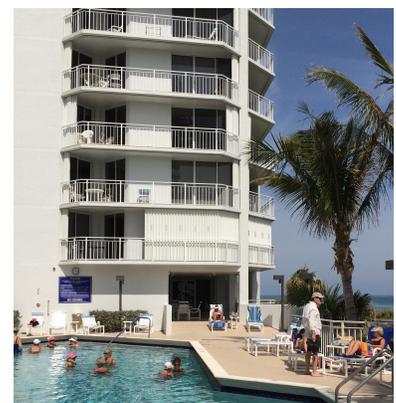
Steed Johnson
President

Carl Visscher
Vice President

Carl Valdiserri
Secretary

Jim Chemel
Treasurer

Bob Christianson
Director



Is there a weather wall in your future?

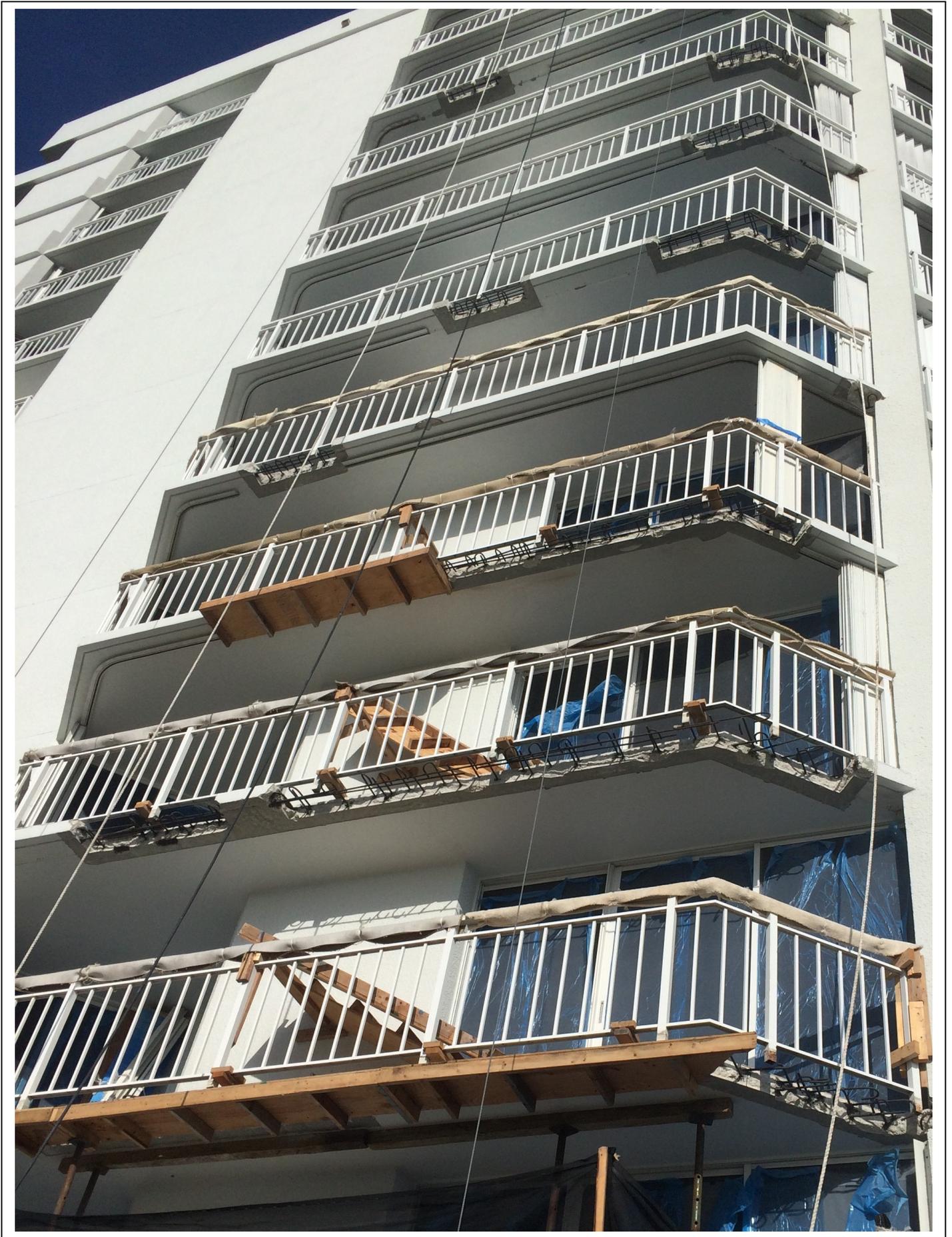
Since other Empress units might have a weather wall installed as part of the balcony work and since mine was probably the first one done I thought I would post some photos that show the process:



The guys who installed the weather wall in our unit get an A+ for their work. When they did the work they were:

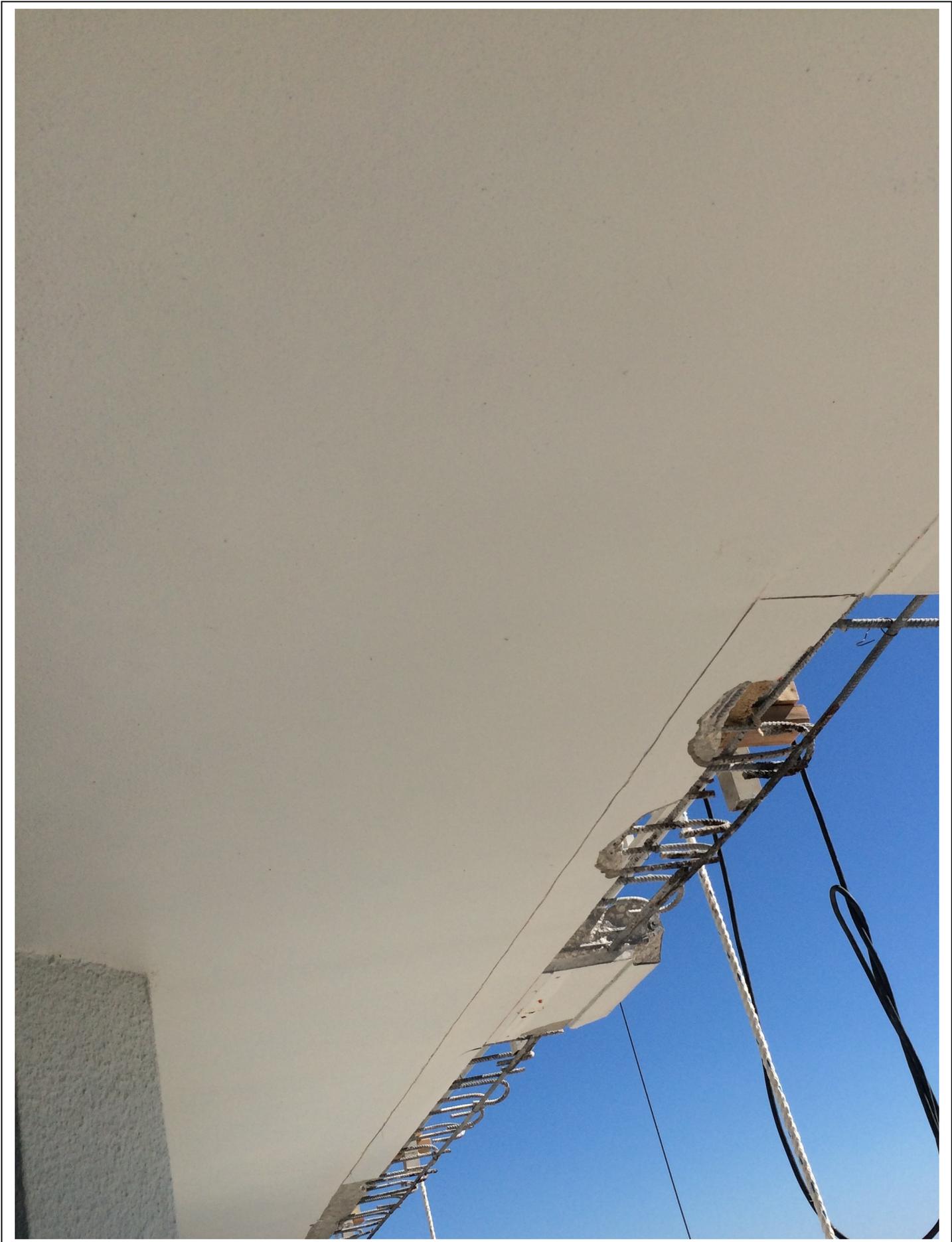
- Quick (1 ½ days for ours)
- Quiet (all cutting was done on our balcony)
- Very considerate of our property
- Took the time to carefully protect our ceiling and tile floor from damage
- Clean up after work each day.

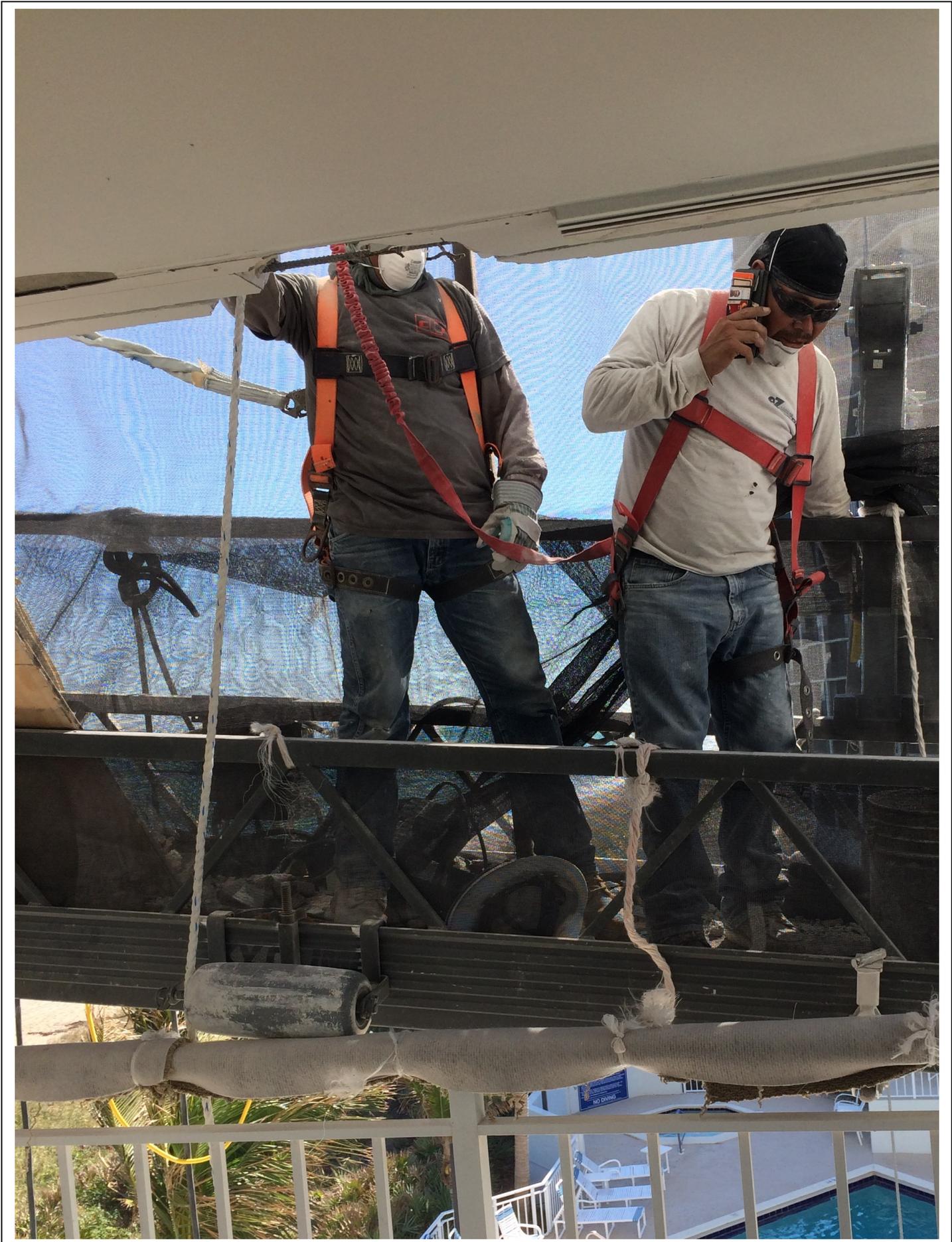
Aside from the inconvenience of having to empty out our living room and store everything in the back bedroom along with the lingering smell of fresh plywood the process was fairly efficient and painless.











TENTATIVE EMPRESS BALCONY RESTORATION SCHEDULE

STACK #	SCHEDULED	
	START DATE	FINISH DATE
9 (including east balcony)	11-1-16	1-13-17
1 (including east balcony)	11-1-16	1-13-17
7	1-15-17	3-3-17
6	1-15-17	3-3-17
5	3-20-17	4-24-17
4	3-20-17	4-24-17
3	4-24-17	5-23-17
2	5-24-17	7-24-17

No work will be done from 12/22/2016 through 1/2/2017 due to the Christmas holiday.

NOTE:

- 1. Due to the nature and size of this project, this schedule may change.**
- 2. We will endeavor to notify unit owners as to exact start dates on specific stacks as soon as possible during construction period.**
- 3. Please remove all furniture from your balcony before work begins.**
- 4. To date the areas to be repaired in close proximity to the rail supports have increased slightly. All other repairs appear to be in line with original estimates.**

LANDSCAPE COMMITTEE

We have moles on the property. It is unknown how we got them and since October they have caused us some problems.

Started losing the crown of thorns in the plant bed outside the trash door in October and we had the bed treated. After a few weeks and no evidence they were still there, I covered the bed with layers of landscape fabric and mulched and I bought pots. They are attractive and easier to maintain than plant beds at the portico doors for now.

Now we have moles at the front door and in the hibiscus bed outside the west wall. We've had them treated and will follow up in a week or so to determine if we have to retreat.

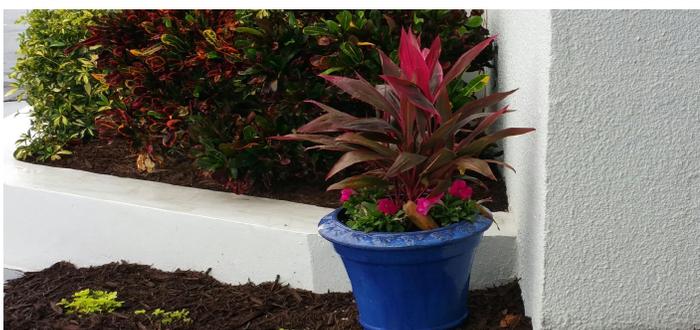
In addition, out front our neighbors had an infestation of snails and plaster bag worms that were moving our way and they have now treated their property and we have treated our property as well.

Both areas have been mulched to keep the beds looking neat. It is unknown how you get moles. They are difficult to get rid of. But we will stay on top of the situation and replant when I feel it's okay to do so.

The good news is the sunpatiens at the front entrances are doing very well and add a lot of nice color.

Any questions feel free to contact me.

Marcia Sayles
Landscape Committee Chairperson
mjsayles@aol.com



SOCIAL COMMITTEE

We wish to thank all of you who helped decorate for the Holiday Season! Everything looks beautiful, including the outside trees and shrubs, the lobby, and the social room.

By the time you receive this newsletter we will have celebrated with our Holiday party, which I am sure as always will be a success.

January will be a busy month. On the 2nd we would appreciate some volunteers to help un-decorate all your beautiful work. This tends to be a gloomy time of year, but we are bouncing back with a TGIS (yes, a Saturday) on January 7th, and welcoming back everyone, with a Welcome Back Dinner on the 27th. This will be a sit down catered Black and White attire Italian night.

Also, make sure you save all those unwanted pictures, knick-knacks and gifts for our White Elephant Sale on February 3rd. This is a fun way to help support our committee.

Our next Social Committee Meeting will be on February 8th at 3:00 pm.

Everyone is invited to bring your ideas and input to make 2017 another successful year.

Wishing all of you a very Merry Christmas, a very Happy Hanukkah, a very Happy Holiday Season, and a very Happy and Healthy New Year!

See you soon!

***Shelly Mahoski
Paulette Smith
Social Committee Co-Chairpersons***



The Empress Staff Family wishes
you and your family a
Happy and Blessed Holiday Season!

**2016-2017
Empress Telephone
Directories**
are now available!
Please see Debbie in the Office

***Welcome
New Empress Owners***



Robert Paulson
Marianne Soltis
Unit #706

Alex Castro
Magdalena Herrera
Unit #906



Be Kind to your Neighbor.....

Sliders and pocket doors being opened and closed make noise in the unit below you. If you can hear the sliders, it might be time to lubricate or replace rollers or the track.

COMING SOON

***Empress Annual Meeting
Tuesday, February 14, 2017***

 **MARK YOUR CALENDARS** 