

Aix La Chapelle Condominium Association – Reserve Study Summary Report 2025

Reserve Study Summary for Owners – 2025

The 2025 Reserve Study provides a clear financial and structural roadmap for the Association to maintain our community's buildings, systems, and amenities. The study identifies over 90 individual reserve components, each representing major elements of our infrastructure, equipment, or community features that require repair or replacement over time.

How Reserves Have Been Used in the Past

Over the last several years, the Association has invested heavily in updating and replacing critical infrastructure to ensure safety, reliability, and long-term efficiency. Major completed projects funded through reserves include:

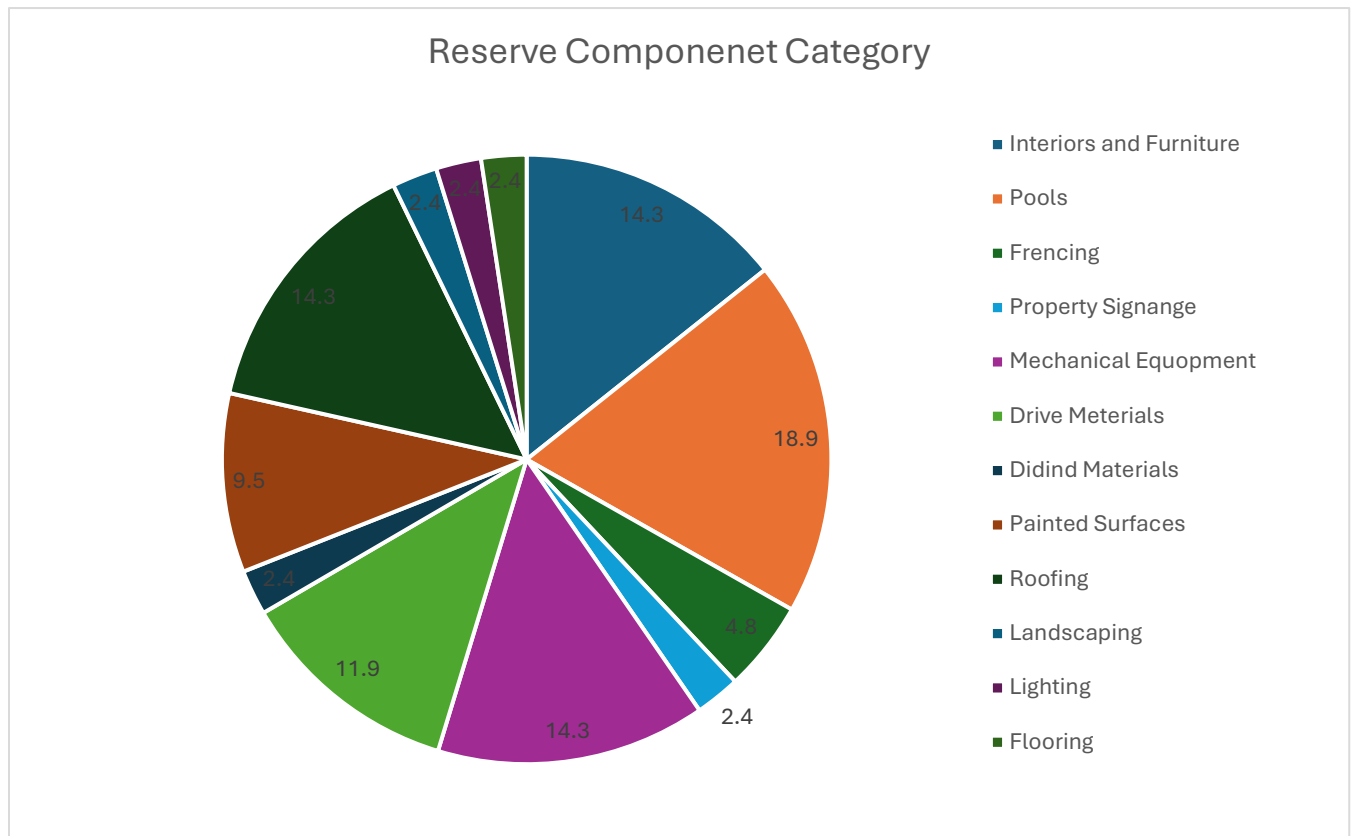
- **Central Plant Structural Updates** – addressing structural deficiencies and modernizing support systems.
- **Domestic Water Systems** – replacement of boilers, water tanks, and related HVAC and boiler system components, along with pumps and controls.
- **Roof Replacements** – completed on Buildings 1, 7, and 18, with additional roof replacements planned in future cycles.
- **Pool Systems** – upgraded pool boilers, pumps, and filtration systems.
- **Community Spaces** – renovations to the office and fitness rooms, enhancing usability and modern appeal.
- **Perimeter & Grounds** – replacement of brick fencing throughout the community and installation of new community signage.
- **Infrastructure in Tunnels** – replacement of aged pipes and valves in underground tunnels.
- **Carports** – three carports on the east side of the community were fully replaced.
- **Lighting** – Replace and updated exterior lighting.

These investments represent millions of dollars in reinvestment into the community, ensuring that our property values are preserved and our systems remain safe and efficient.

Moving Forward

With many of the largest, most expensive projects now completed, the Association is entering a new phase focused on strengthening reserves. Updated infrastructures such as new boilers, has already led to substantial annual savings in energy and maintenance costs, estimated at over \$90,000 per year. These savings, combined with fewer large projects scheduled in the near term, are projected to result in over \$150,000 annually in reserve contributions moving forward.

This disciplined approach ensures that Aix La Chapelle will remain financially strong while also being well-prepared for future needs. The Reserve Study guides us in balancing today's savings with tomorrow's requirements, keeping assessments predictable and the community's infrastructure reliable.



Disclosure

This Reserve Study is an estimate based on current information, industry standards, and visual observations at the time of inspection. Actual replacement schedules and costs may differ from the projections due to:

- Components needing replacement earlier or later than expected.
- Changes in construction costs, labor, or materials.
- Unexpected events, structural conditions, or system failures.

The Association will review and update the Reserve Study regularly to reflect new information and changing conditions. This study is intended as a planning tool, not a guarantee of actual future expenses.