

April 30, 2020

Dear Fellow Shadow Ridge Homeowners,

We hope that this note continues to find you healthy and surviving these difficult times. We wanted to bring you up to date on our current plans for beginning the first phase of the building renovation project, and the current plans for moving the project forward.

We have a very favorable design for renovating the hallways/corridors in the building. The renovation includes new and improved lighting, V-grooved wainscoting, paint and new flooring. Eventually, there will be new artwork, and furniture, when we have sufficient funds. One of the drivers for initiating the work now revolves around fire safety. The Fire Marshall has told us on numerous occasions that we have doors in the hallways that have been blocked off to the interior of various units, and this is unacceptable. This has happened over the years as individual owners have renovated and reconfigured their units. We had the Fire Marshall come back again and he confirmed that these doors must be removed, in order to eliminate the possibility of any confusion during a potential fire emergency. There are 21 doorways like this scattered throughout the building, and it is the responsibility of the HOA to remedy the situation. This is a great time to do it since the building is all but empty, and the work should cause little if any distress on the owners that are still in the building. **The current plan calls for the designers to do a mockup of the new corridor design in one of the hallways over the next 2 weeks.** This will give anyone in the building a chance to see how the rest of the building will look when the work is complete. We hope to obtain video of the mockup so we can share it with everyone since the number of owners traveling to the building is still very limited.

As the work on the corridors begins, the designer and his team are continuing to look at options for redoing the front entrance and the lobby, creating a new entrance to the pool area, and enhancing outside spaces in front of the building. We hope to have a plan that we can share with you in the not too distant future. **Presently, we do not have a timeline for when the work might be started.** The Board is continuing to monitor the ongoing situation around COVID-19, and the resulting economic pressures it is placing on individuals and businesses. We will do our best to consider all of these factors as we develop a plan to advance the approved work.

In our last communication with you, we said that we would not be sending out invoices for the initial part of the special assessment at the present time, and that remains in effect. **We would ask if you are currently able, to consider joining some of us in paying part, or even all, of your special assessment at the present time.** You will be given full credit for any money you provide, and funds will be used solely to support the renovation project. **In addition, for each 25% of your assessment you pay now, you will receive an entry into a drawing for a \$1000 credit toward your monthly HOA fees.** Money collected now will allow us to continue to move the project forward and take advantage of the downtime at Shadow Ridge, so the building is ready when activities and rentals resume. You can make a payment by emailing [Kathy Shappart, Accounts Receivable at kshappart@allseasonshoa.com](mailto:Kathy.Shappart@allseasonshoa.com). Once received, your name will be entered into the raffle. Thanks for your consideration.

Tony, Teresa, Kathleen, and Chuck  
Shadow Ridge HOA Board of Directors