



Ledgewood Condominium

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To: Ledgewood Residents
From: Ledgewood Board of Trustees
Date: April 27, 2018

Re: **Paving Project – Phase 2 & 3 Commencing May 7th**

Ledgewood is about to embark on a large paving project of the roads and parking lots to Buildings 5 – 12. We hope that this project will take 3 to 4 weeks weather permitting.

This memo is intended for residents of Buildings 5 – 12; however, all residents need to be aware that the roads and lots past the clubhouse will be affected by this project. Additionally, we want residents of Buildings 1 – 4 to be aware that visitor spots in your parking lots, clubhouse, and tennis court parking lots will be highly utilized by vehicles from residents Buildings 5 - 12 during this project.

Given that a project of this nature can change from day to day, despite the best planning, the most important message we can give is that telephone voice broadcasts will be utilized to advise residents of any last minute changes or updates to plans. We urge all residents to register with the Voice Broadcast System at the Ledgewood management office. Additionally, you may check the Ledgewood website for updates at www.ledgewoodcondotrust.com. We do not have the resources to send memos every day.

- Work starts at 7a.m. and ends at 5 p.m. weekdays only. No weekend work will be performed (unless project is delayed or other unforeseen issues come up). Cars that are not moved by 6 a.m. are subject to towing. Please contact Mary in the office during normal business hours (preferably the prior day) to arrange for any special assistance. No cars may park on the final top coat for 3 days.
- Work is expected to take 3 - 4 weeks and will begin on Monday, May 7, 2018, weather permitting. Light rain/mist will not impede work, but heavy rain may delay work.
- Just like regular road construction, please be mindful of any flagman, road barrier cones directing traffic, caution tape, and other construction barricades to direct and advise you which areas are off limits.
- Please utilize the Clubhouse and Tennis Court lots as well as visitor parking spaces only at Buildings 1-4. Do not park in any lettered or numbered white-lined spaces – they are assigned spots. If no parking is available, please utilize the circle on Ledgewood Way and Bourbon Street. Vehicles in garages can remain there, but depending on the timing of the work, you may not be able to leave the garage. If you expect to drive daily, please make plans to move your vehicle to non-affected area.

- We will be providing internal shuttle service between buildings and your parked car during limited hours.
- Residents of Buildings 5 – 12, please note that move ins/outs will not be allowed during this time period. This includes deliveries as well (i.e. furniture, appliances, etc.).
- Please note that trash disposal will be affected. If you enter into the trash rooms of buildings 5 - 12 and find the trash chute door taped, please use the barrel provided for waste disposal. The staff will empty the barrels daily, or as needed.

Please direct all questions to the office during normal business hours if you have an issue with parking or access to your building during the course of this project. Good two-way communication will be very critical to the success of this project. Our staff will be on site to address issues as they arise.

We thank you in advance for your anticipated cooperation and patience for this project! If everyone does their part, this project can be finished quickly and smoothly! We look forward to how wonderful our newly paved roads and lots will look as well as improvement to our values.