

Dear Fellow Homeowners,

As we come to the end of 2025, we wanted to take the time to review all of the progress we have made this year towards our goals of our property being properly maintained and financially stable.

Here are some highlights of the maintenance projects completed this year:

- Numerous critical stucco repairs and painting were completed on buildings A and F, as well as repairs and staining of their stairs and decks.
- We repaired the ceiling that runs between the A and B buildings, which was collapsing and filled with wasps.
- Removing numerous wasp nests on the property and repairing the building and roof damage caused by these nests.
- A5 stairs were rotting at the base and were replaced with treated wood and painted.
- The fencing around B10 was replaced and stained.
- The C13 patio was replaced; the stairs were partially rebuilt, painted, and repositioned to meet code.
- The C building's fire door was repaired to meet fire code standards.
- The fence posts of 2-bedroom patio units that run next to building walls were secured to decrease drift and improve stability.
- External building lights were repaired and now run dusk to dawn, as opposed to all day, to help us lower electricity costs.
- We applied for, and were awarded a grant from Resource Central for 200 sq. ft. of drought-tolerant plants that we planted in the front yard of the property, in an effort to save on water costs.

We made a lot of great progress towards our maintenance goals this year, but were surprised at the costs of stucco repair. Everyone should have received a letter stating that no decorations are to be attached to the stucco. This year, we spent a lot more money than we anticipated on stucco repair, and this is something we are taking into consideration going into 2026, as maintaining the stucco is not optional, and continuing to leave it neglected will lead to even more expensive repairs in the future. Holes and cracks in the stucco allow water to get in, causing damage to the stucco and the walls, resulting in breakdown, which would be extremely costly to repair. We have also learned that our stucco is difficult to repair, as it is an older style of stucco, which adds to the costs, so please understand the need to remove all objects and repair your holes with caulking. Thank you all for helping us try to keep our future repair costs low by not damaging the stucco.

This coming year, we plan to work on buildings B and E. This will include stucco repair, paint, and stairs for B8, B9, and B11. We will also stain the outside of the fences to refresh the entire B building. Additionally, we plan on replacing the fence of C16, and the patio and stairs of A3.

Remember that we have a large parking lot and several sidewalk areas that get a combination of sun and shade, which causes hard ice buildup. This is especially true for people in the South parking lot, where the trough to drain water runs in back of your cars. Sites online recommend using a tined garden fork to break up ice or some sort of sharp pointed object. Salt can be used, but it is hard on the concrete as well as our water systems, so it is not recommended. Our vendor does a good job of plowing and shoveling, but ice buildup is inevitable in Colorado, so please keep this in mind as we go into winter.

Have a safe Holiday Season,

Estes Square Condominium Board