

August 19, 2016

## Your Condo Dues at Work!

From the portion of your dues that goes into Reserves, the Board of Directors approved funding for the following three projects:

1. **Second Water Shutoff Valve** – The existing shutoff water valves in our condos were installed in 1973 (43 years ago). We estimate that about 30% of these valves will NOT completely shut off the water. A 2<sup>nd</sup> shutoff valve will be installed in 47 condos (9 already have a 2<sup>nd</sup> valve). You will need to provide access to your unit on the day installation is scheduled--Randy will coordinate the installation. This improvement will reduce the Association's exposure to costs if a pipe starts leaking within the walls of a condo. Below is a picture for the 36 outside condos showing the sign that will be placed next to the installed valve:



2. **Cluster Box Units (CBU)** – Three 16-box CBU's and one 8-box CBU, color Dark Bronze will be installed to replace Coffee Creek's 56 individual mailboxes. This will improve our mail security!



MODEL #	CBU TYPE	INSTALLED HEIGHT	INSTALLED WIDTH	INSTALLED DEPTH	PEDESTAL HEIGHT	WEIGHT (LBS)	STANDARD TENANT COMPARTMENT DIMENSIONS	MAILBOX COMPARTMENTS	PARCEL LOCKERS
1570-8XX	vital™ Type I CBU	62"	30-1/2"	18"	28-1/2"	144	3"H x 12"W x 15"D	8	2
1570-16XX	vital™ Type III CBU	62"	30-1/2"	18"	14-1/2"	175	3"H x 12"W x 15"D	16	2

3. **95 Outside Light Fixtures With LED Bulbs** – Two light fixtures (porch & carport) per outside condo and the outside garage wall fixtures on the inside condo garages will be replaced with the fixture shown below. This saves about \$1,300/year in electricity.



A Maintenance Director stated in his review: These are great compared to higher costing models.... I replaced the normal porch lights on my buildings with these and they look great. Give off plenty of light using the LED bulbs.... And no more having to clean out the bugs & dust from them every quarter!!