

F.Y.I. SPECIAL NOTICE

TO: Mercer Park Homeowners and Residents
FROM: Mercer Park Board of Directors & Property Concepts, Inc.
DATE: September 25, 2013
SUBJECT: Projects in progress

- The Board of Directors has selected Steadfast Construction to resurface the three mid-level entry walkways at building 4. Building 4 will serve as the prototype for this project. Currently, mid-level entries have a weather deck fabric surface; this product is no longer manufactured. The Board/Management reviewed information and bids from several contractors regarding various surface materials.

Steadfast will be installing an elastomeric type surface on building 4 walkways. Surface installation is a 4-5 day process which began on September 19, 2013. The finished surface, installation process, and owner feedback will be reviewed prior to proceeding with resurfacing of additional building walkways. All mid-level entry walkways will be resurfaced. The project will be prioritized by the wear pattern of current surface and is planned to continue Spring-Summer 2014.

- All Mercer Park parking spaces will be receiving a painted number. The addition of parking space numbers is strictly for identification purposes and ***in no way designates a reserved space***. The parking stall numbering was instituted in order to easily identify Mercer Park locations during projects and times of restricted parking.

Mercer Park has only 3 reserved parking spaces and those are deeded to the three units that do not have a garage. No other parking spaces are, or can be, designed as reserved. All other parking is on a "1st come, 1st service" basis for vehicles displaying a validate Mercer Park parking permit.

- Deck repairs continue throughout the Community and it is expected all repairs will be completed by the end of October 2013. Replacement deck rail caps will be painted prior to project completion.
- The Board/Management has instituted a project to clear building main drain lines. Recently, several homeowners have experienced sewer/drain line back-ups. These incidents have ranged from sinks filling up to unit flooding and huge repair costs. In order to proactively reduce costly plumbing backups the Board has contracted with Pipeline Plumbing to clear building main lines. Main sewer/drain lines will be cleared, in 3 buildings, each month. Lower level unit homeowners, in the buildings to be cleared, will be contacted to provide access to their unit in order for the work to be completed. Further information will be provided to affected homeowners in advance of work at their building.