

Date: October 22, 2018

To: SWCA Unit Owners

From: SWCA Board of Managers

Subject: Driveways, Drainage, Parking Lots and Roofs

The time has come to address the deteriorated condition of the driveways, catch basins, drainage system and the parking lot east of the A building. SWCA Board members Bob Zapo and Frank Vincent have spent a considerable amount of time and effort working with the other two condominium associations that share the property with SWCA. Bob and Frank, along with Dave Smith, President of the 1096 Condominium Association, and Bill Henderson of Medina Storage Condominium Association have worked with the civil engineers at Lewis Land Professionals to create a plan to replace all of the north/south driveway, a large portion of the east/west driveway, large areas of underground drainage, a retention pond and all catch basins in the the areas that will be repaired. In addition, the parking lot to the east of the A building is deteriorating rapidly and is in need of replacement.

For those of you that may not be aware, the original driveway and drainage system was well below standard specifications for commercial use and heavy daily traffic. The concrete was poured directly over clay without the appropriate stone base. The drainage system was far too small to handle the significant amount of rain water and snow melt. Some of the drainage pipes were as small as 4" where they should have been at least 12", and some 12" pipes should have been 18"-24" in diameter. The new driveways will be constructed to highway specifications and should have a life expectancy of forty or more years.

These gentlemen have met with, provided detailed plans and solicited bids from several paving contractors that are qualified to bid on the work. The goal has been to select the most capable contractor and to also negotiate the best price while keeping in mind that we expect high quality work. Our goal is to complete the project with the least possible inconvenience to our unit owners.