

PELHAM CONDOMINIUM ASSOCIATION, Inc.

C/o Towne & Country Management, Inc.
711 Sycamore Avenue Red Bank, NJ 07701
Voice (732) 212-8200 Fax (732) 212-8201
Website: www.tc-mgt.com

TO: Pelham Condominium Association Members
FROM: The Board of Trustees of the Pelham, A Condominium
SUBJECT: FAÇADE REMEDIAITON AND BALCONY REPLACEMENT PROJECT

DATE: April 12, 2017

SPECIAL NOTICE



The façade remediation and balcony replacement is set to begin on or around April 17th, 2017. The project will begin at the 1400 building and will end with the 100 building. We anticipate the project to take 3 months to complete. However, we will need full cooperation from residents to keep to that schedule.

IMPORTANT REMINDERS:

1. Satellite Dishes are no longer allowed to be attached to any “common elements”. This includes balcony railings or roofs. You must contact your service provider to make other arrangements. Neither Pelham nor Regal Restoration is liable for any damages that may occur to satellite dishes while the work is being performed.
2. You must remove EVERYTHING from your deck or balcony once you receive notice work is to begin on your building.
3. Please make sure your balcony door is locked and do not access your balcony during the project.
1. HVAC units will be handled by Gold Crown HVAC, a certified heating and cooling co. Davis Heating and Cooling was the contractor hired for this part of the project, however, they would not sign our waiver so we have

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- contracted with Gold Crown HVAC. If you have already contacted Davis Heating and Cooling for replacement, you can still use them for that.
2. During balcony /deck replacement, A/C units will be inspected, tagged, removed and stored in a locked unit on Pelham premises, then reinstalled on the new balcony/decks, and re-inspected/tested. Any issues prior to removal will be noted and the homeowner will be made aware. Any issues with the unit discovered will be documented and shared with the unit owner. Old, worn out or non-working units will be moved by the contractor "as is." No guarantee is given that an old, worn out unit will "survive" the move. The association will not be responsible for non-working HVAC units. As such, if your unit is at or nearing the end of its useful life, this would be a good time to replace the system. Please contact Gold Crown HVAC for special pricing for Pelham residents.
 3. You must have someone at home at the time that your unit is being removed. As such, the contractor will contact you to schedule an appointment for removal as the time draws near for your building to be under repair. If you cannot be available at the time needed for removal, please make arrangements for a friend or relative to give access to your home for the contractors. If the HVAC contractors cannot gain access to your unit in the time frame needed, the unit will be removed nevertheless so that the project can continue but at a significantly increased cost which will be passed along to the unit owner(s) who fail to cooperate. Please help us improve Pelham by providing your complete cooperation.
 4. A/C- Summer Months- if the project goes into July or August, Pelham will provide units without AC with a portable AC unit for the days that the HVAC units will not be usable. We will not leave anyone without AC during these months. Each unit will only take a few days so the longest anyone will be without their HVAC is three days.
 5. Sliders- If you have ordered a new slider, please address any questions regarding that to Regal Restoration.
 6. Please keep children away from the dumpsters, port-a-pots, storage area, machines and construction areas for their safety. Please do not walk your pets around construction areas while workers are working as this is for their safety.

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Please consider providing your email address to Kathy McWilliams KMcWilliams@tc-mgt.com so we can create an email distribution list for residents to stay updated on project status. Also, visit the website www.thePelham.net for updates as well.

We sincerely appreciate your patience while this important project is being completed. We understand that it may be an inconvenience at times and we will do all we can to limit any inconveniences to unit owners and tenants.

Best Regards,

*Jacquie Rogers, PCAM
Community Manager
Towne and Country Management
On behalf of the Pelham Board of Directors*

Please see below the contact information for Regal Restoration and Gold Crown HVAC.

Regal Restoration

Lee Carter

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Lee@RegalRestorationUSA.com

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Gold Crown Heating and Air

Steven Wright - Gold Crown Heating and Air, LLC

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