

# NOTICE

## 5099 RESIDENTS Update on Exterior Building Project

### 1. Dates:

The contractor is expected to commence work on or around 26 June and to complete it around 29 September. Unless the schedule falls behind, the work will be performed M-F from 0700-1600. If the schedule falls behind work may be undertaken on Saturdays.

### 2. Balcony & Patio Furnishings

As previously noted, all 5099 balconies and patios will need to be completely cleared of all furnishings (furniture, plants, BBQ, rugs, etc.). Once we have a better idea of the work schedule from the contractor we will advise you, BUT it is suggested that you commence planning to clear your balconies now to avoid the rush, as erection of scaffolding will start the week of June 26<sup>th</sup>. Balconies will need to be cleared for work to start, so you should assume you need to remove your furnishings no later than June 30.

**Clearing the balconies is the owners' responsibility and expense.** Depending on the number and size of items, you may choose to store them inside your unit, your garage, arrange for movers, or arrange for moving and storage. There are a number of local movers who offer these services, but it would be cheapest to organize with your neighbors to get the best rates. Some local movers are:

*Reliable Moving and Storage in Richmond (contact Austin @ 604-626-6891) offers movers, and short-term container or warehouse storage. Westex Moving (604-948-2008) is a local moving company. TNT Dyn-O-Mite Moving Ltd. (604-940-0503) on Ladner Trunk Rd offers movers and storage.*

To assist and facilitate the balcony clearing, the strata has organized a security fenced area in 5099 visitor stalls 6,7, & 8. The security fence will be installed next week and you can arrange with our caretaker or Red Door to gain access. This will be a low security area (one secure parkade gate and a locked fence).

*Owners wishing to store items inside the parkade security fenced area do so at their own risk and will be asked to sign a waiver of liability. The strata will not be responsible for the damage or loss of any items from this area. All items stored in this area will need to be clearly tagged with the owner's name and unit number, no exceptions.*

### 3. Balcony glass will be removed and replaced with new gaskets as part of this work.

### 4. Tree Removal:

We have arranged for the flagged trees to be removed and are just waiting for the paperwork from the city to start. The scaffolding contractor has required trimming/removal of some additional trees near the building to permit placing the scaffolding. We are working with the arborist of the tree removal company to determine trimming or removal. All trees removed for scaffolding will be replaced once the work is finished and the contractor has left the site. The red tagged trees will be removed and the area replanted as part of phase 3 in the fall of this year or spring of 2024.