

## Recent and Planned Property Improvements at Twin Rivers

### 2006

- 1) Removed chimneys from all buildings and replaced with small vent stacks to eliminate ongoing problems of deterioration around and within the chimney structures. Converted all remaining fireplaces from wood burning to gas burning.
- 2) Replaced deteriorating building fascia and soffits with attractive, durable steel fascia and soffits.
- 3) Added gutters and downspouts to all buildings to help prevent deterioration of building siding and decks due to ice, etc.
- 4) Repaired sewer pipes below the Confluence building and from the building to the main sewer in the driveway, eliminating frequent sewer back-ups in the lower Confluence units.
- 5) Replaced roof on the back side of Byers using "50-year" shingles. Other miscellaneous roof repairs.
- 6) Fixed ground drainage problems on the west side of Nystrom and Byers to divert water from pooling under lower decks.

### 2007

- 1) Repaired and replaced exterior building siding, building trim and window/door trim. Prepared, caulked and applied several layers of high quality stain to all siding and trim in a pleasing color scheme.
- 2) Replaced all crawl space covers.
- 3) Began refurbishing of both trash enclosures.
- 4) Miscellaneous roof repairs.
- 5) Replaced doors from hot tub room to amenities deck.

### 2008

- 1) Replaced deteriorating exterior front and stairwell light fixtures with attractive fixtures, which provide better illumination and significantly reduce upward sky glare. Compact fluorescent bulbs used to reduce energy consumption.
- 2) Completed the refurbishing of both trash enclosures so that they are covered, concealed, and accessible.
- 3) Investigating extending the wireless internet network.
- 4) Investigating upgrading our landscaping.
- 5) Investigating ground drainage improvements on south side of James.
- 6) Investigating refurbishing our parking lot.
- 7) Investigating possible roof replacement.
- 8) Investigating energy improvements in amenities area.

### Future

- 1) Additional roof replacements.
- 2) Upgrades to entry bridge decking and railing.
- 3) Replace front entry door lights
- 4) Replace light fixture at Twin Rivers entrance.