



LE CHÂTEAU

Upgrades and Improvements 2006-to-Date

2011

- Balcony and Stucco project: rust-proof, paint, replaced rotted wood on all balconies
- Exterior Building Surface: Clean, repair, prime and coat entire exterior building surfaces. This includes painting doors leading to balconies.
- New entrance canopy
- New fire-proof trash chute door
- New refrigerator located in Club Room Kitchen
- New carpeting in reception lobby
- Extensive landscaping improvements
- Recondition condominium entrance doors
- Install gutter on front and side of building balconies

2009- 2010

- Replace all gas-line valves that feed gas to fireplaces
- New 911 call box installed at pool
- New phone lines installed from entrance call box to building
- Continue landscape clean up along property lines on side shared with The Walden
- Stained and varnished interior entrance doors to the building
- Painted interior door leading out to the side spiral staircase. Added kick plate to door
- New flat screen LCD Television in Fitness Center
- Installed additional cameras on property and installed Closed Circuit channel to monitor cameras activity.

2008

- Total renovation of pool: New tiles, plaster, skimmers, and filter. Also, installed saline (salt) water system for pool
- Install pool cover system
- Repair, crack seal, black top and re-line- roadway into condominium and front of property parking spaces
- Paint Motor Lobby

2007

- New Roof (included six new HVAC systems for the hallway corridors, repaired gutter system and installed new gutter elbows).
- New lighting at front of property entrance
- Decorative entrance gates and fencing surrounding the property repaired and electrostatically painted.
- Monument entrance walls to Le Chateau - repaired stucco and repainted. This included pillars to entrance gates.
- Repaired stucco to pillars at building entrance
- Canopy entrance to motor lobby cleaned and new panels installed
- Front building entrance canopy repaired and cleaned. Awning structure electrostatic painted.
- Landscaping enhancements and cleaned up (Pool and Creek area)
- Decorative light fixtures (6) on building repaired and electrostatically painted.
- All exterior doors painted.

Security and Access System

- Total property and system overhaul and upgrade
- Nine new cameras installed
- New call boxes (front gate and main lobby entrance)
- Swipe card access (main entrance door, motor lobby entrance, pool entrance and Fitness Center access)
- New motors installed at the entrance/exit gates
- New security monitor (concierge desk)
- DVR and DVD
- New "Door King" software installed

Security and Access System -Continued

- Swipe cards and new clickers for all residence (keyless entry)
- New magnetic locks installed on four doors (motor lobby, front door entrance, pool entrance and Fitness Center)

Building Interior

- Replaced crystals in the reception area chandeliers
- New lamp on entrance table in Reception Lobby
- Replaced shades on wall scones (Floors 1-3)
- Installed new residence locator signs on each floor
- Repaired wall coverings throughout the hallways
- Installed motion detector lights in refuse disposal rooms
- Installed new recessed light fixtures above numerous residence entryways
- Cleaned hallway carpeting on each floor (every other year)
- Installed brass outlet switch plates on each floor
- Repainted faux tray ceiling on the 6th floor.
- Cleaned inside stairway windows

Last Updated: January 29, 2012

- Front door antique lock replaced and built from scratch.
- Front door (inside) new door handle
- Front door -brass kick plates installed
- Front door- cut glass panels removed, cleaned and resealed
- Replaced with new CD player that plays music throughout the building

Building Exterior

- Iron work repair on front entrance gate, pool gate and replaced finials on front gate and on hitching post (front entrance)
- New lights located on the grounds that illuminate the front of the building
- Rust proofed and electrostatically painted posts that hold up front entrance canopy
- Cleaned and repaired canopy at front entrance
- Exterior Window cleaning
- Big decorative fountain across from entrance of building- rebalance and irrigation lines installed so fountain can be filled automatically.
- Installed height barrier to the building at motor garage entrance
- All exterior doors painted

Interior Elevators

- Brass refinished and polished yearly
- New tile floors
- New judges wood paneling installation

Elevators (Mechanical)

- Installed new phones inside of elevator cabs
- Installed new floor numbers with Braille (code requirement) - Located just door frame around each floors elevator opening.

Plumbing

- Replaced pressure release valve in 4th floor closet. Controls water coming into building and units.
- Reworked plumbing in Fitness Center (Men's Room).
- Bib's installed around water/hose valves in pool area and front of property.
- New hot water heater installed in Fitness Center

Electrical

- New junction box and wiring installed at the pool house.
- Replacement breakers installed in Fitness Center electrical box

Fitness Center

- New HVAC system
- Room repainted
- New carpet installed

Last Updated: January 29, 2012

- HVAC ducts cleaned
- UV light installed to prevent moisture from accumulating in the air ducts since the Fitness Center is basement level.
- Exercise equipment evaluated, repaired and replaced (leasing contract)
- Re-hung door from Fitness Center going into Club Room to provide space for dumbbell rack.
- New hot water heater installed (listed under plumbing category)

Emergency Generator

- Maintenance performed under a service agreement
- Installed new belts, compressor and new heater on generator

Refuse Disposal/Dumpster

- New main chute door installed where dumpster is located.
- New locks installed on refuse disposal chute door
- Double doors to garbage dumpster had the frame repaired and painted
- Kick stops installed on each door
- Trash chutes cleaned yearly

Pool and Sundeck

- Various pool upgrades and replacements (valves, motor etc.)
- New metal door installed in pool house
- New stairs leading down from the parking area to the pool house
- Bib's installed where water/hose valves are located (listed under plumbing category)
- Iron gate new lock and closer
- Junction/electrical boxes by decorative fountains replaced
- Both decorative fountains evaluated and upgraded
- New drinking water fountain
- New shower head/fixture

Landscaping

- Tree trimming
- Tree fertilization
- New irrigation clocked installed
- Various sprinkler heads and piping replaced and or repaired
- Installed sprinklers on the front entrance (right side and medium)
- Installed drainage and new sod throughout the property
- Crib retaining wall (located at far end of property where the pool house is located) special landscaping installed
- New plantings installed around pool and sundeck area
- New trees planted along the property line between The Walden and Le Chateau

Motor Lobby

- New metal double doors installed and electrostatic painted
- New announcement board installed

Last Updated: January 29, 2012

Business Center

- New fax machine
- New computer/monitor and printer

Concierge Station

- New computer/monitor and printer at Concierge station

Pet Park

- Relocated Pet Park and provided Doggie station