

Snowflake Homeowner,

The Board has signed the contract with Schindler to modernize our elevator. Work will commence at the end of ski season. The Board negotiated a bonus if the project is completed by May 31. However, based on recent elevator projects in the East Village, the project could last significantly longer than May 31. An almost identical project at Peregrine last year lasted two and half months.

During the project the only access to the upper floors will be by the stairwells. If you or your family, guests or renters are unable to use stairs to access your unit, alternative plans that do not include staying at Snowflake should be made. If you have renters during the summer season, they should be advised that there is a possibility that the elevator will be unusable for their stay.

Any unit construction projects that require the use of the elevator should probably be delayed to late summer or early fall.

Based on the experiences encountered by Peregrine, here are a few of the concerns that arose.

This is an elevator remodel and not a new elevator. The interior of the cab will be upgraded but it is still the same cab. You will still see the same elevator frame structure when the elevator door is open. The frame is never replaced in a normal elevator remodel.

There will be times when the contractor is not working on the project. This will be frustrating as you continue to use the stairs. There will be times of major work activity and times of zero activity. Please let the workmen do their work and avoid trying to get updates from them. This will only delay the project.

Even though the project is complete, it doesn't mean there won't be problems and an occasional shutdown. Peregrine experienced very slow door operation and some abrupt stops at floors. There will probably be some problems that need to be addressed after completion of the project.

The Board based this project on homeowner input at the annual meetings and scheduled it to avoid an unplanned elevator shutdown and remodel project in the middle of ski season. Your patience and cooperation are appreciated.

The Snowflake Board of Directors

