

Dear Homeowner

Your unit is included in the Balcony Repair Project for 2018. Work on the project will begin in June and the project will continue through September. You will be given a specific notice before work is started on your unit. The work being done is the same as was done on other units in 2017. The repairs focus is on the structure of the balcony but includes repairs on your balcony or deck.

As in past years, you will be asked to pay for a portion of the repairs based on the work done and the size for your balcony or deck. The attached list shows the amount you will be asked to pay. You will be asked to pay that amount in 2019. In total the project will cost \$500,000 in 2018 of which owners are being asked to pay about \$110,000. The Association is paying the balance of \$390,000.

**Balconies** - If you have a second floor unit, your balcony will get a completely new railing and the flooring of the balcony will be replaced. After several months the flooring and railing will be stained. Your share of the costs are listed on the attached schedule.

**Decks** - If you have a first floor deck, there are some options available for the work done. All existing decks need to be removed to allow repairs to the balcony structure. Your default option is that a concrete patio will be installed to replace the deck. Your cost for the patio is listed on the attached schedule.

If you currently do not have a deck, you have the option of NOT getting a patio. If you choose not to have a patio installed, no cost will be charged to your unit. (Ignore the amount on the list, it would be \$0.)

If you wish to replace your wooden deck, instead of getting a concrete patio, you can replace the deck at your cost. You would need to hire a contractor to build the deck in 2018 or 2019. The Association would not charge your unit for the balcony repair work. (Ignore the amount on the list, it would be \$0.)

You can also have a railing installed on the concrete patio. You would be responsible for having a contractor install the railing. The Association will charge you only for the patio, you would have to pay any amount for the railing.

Again, **the default choice is to install a concrete patio**. If you choose to rebuild the deck or have no patio installed, the Association asks that you notify Hillcrest of your decision before June 30 by email or in writing. ([rbaran@hillcrestmgmt.com](mailto:rbaran@hillcrestmgmt.com) 725 E Dundee Rd, Suite 204, Arlington Heights, IL 60004)

Board of Directors

Hidden Lake Village

**Hidden Lake Village  
Balcony Repair Project  
Locations for 2018 Phase**

Address	Size	Estimated Cost for Owner	
		Patio	Balcony
116/118 Autumn	B	\$ 1,390	\$ 2,130
124/126 Autumn	C	1,560	2,310
132/134 Autumn	C	1,560	2,310
1063/1065 Hidden Lake	C	1,560	2,310
1071/1073 Hidden Lake	C	1,560	2,310
1078/1076 Hidden Lake	B	1,390	2,130
1002/1004 Hidden Lake	C	1,560	2,310
994/996 Hidden Lake	C	1,560	2,310
934/936 Hidden Lake	B	1,390	2,130
982/984 Hidden Lake	B	1,390	2,130
924/926 Hidden Lake	C	1,560	2,310
174/176 Morningside	C	1,560	2,310
112/114 Morningside	B	1,390	2,130
146/148 Morningside	B	1,390	2,130
132/134 Morningside	B	1,390	2,130
236/238 Winding Oak	B	1,390	2,130
222/224 Winding Oak	B	1,390	2,130
203/205 Winding Oak	C	1,560	2,310
145/147 Fabish Dr	B	1,390	2,130
988/986 Harvest	B	1,390	2,130
101/103 Windwood	B	1,390	2,130
105/107 Windwood	A	1,260	1,950
111/113 Windwood	A	1,260	1,950
115/117 Windwood	B	1,390	2,130
116/118 Wildflower	B	1,390	2,130
102/104 Wildflower	B	1,390	2,130
101/103 Wildflower	B	1,390	2,130
105/107 Wildflower	A	1,260	1,950
123/125 Wildflower	C	1,560	2,310
124/126 Wildflower	C	1,560	2,310
		43,180	65,340
			\$ 108,520