

July 2, 1992

Dear Centennial Homeowner,

In an effort to help reduce interior moisture in the units, the Board of Directors has voted to require all units to be fitted with exterior vents for all dryers. This will NOT be a charge item to the sixty-one (61) unit owners who have not installed vents. Aspen Constructors, a licensed and insured contractor, has given us a bid proposal with a range of prices, depending upon the unit type. The proposal bid is attached for more explanation and the amounts.

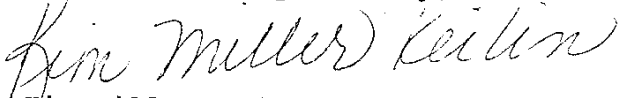
The most efficient way to administrate the work involved, keep the costs to a minimum, and accomplish the work in a timely manner, is to schedule the work for 2-4 units on the same day. This will keep the work crew, material, tools, etc. in a central location as the work is being done. Your cooperation will be a great help in establishing and keeping to a set schedule.

Kim and Bert will keep in touch with unit owners who will be scheduled for work. When the crew is ready for your unit, the washer/dryer area must be cleaned out, along with any items which are between the washer area and the exterior wall in the condominium. Please read the attached proposal--any time the contractor must spend time moving your belongings, the charge will be billed back directly to the unit owner at a rate of \$30.00/hour/person. So, it is extremely important that you prepare in advance for the work crew!

Many owners have already installed vents. The Board recognizes these efforts and feels you should be reimbursed (in the form of a Centennial Account Credit) for the work. To receive a credit bring your receipt into the office. No credit will exceed the amount of the vent work for your unit type. Again, see the attached bid for your unit type reimbursement amount.

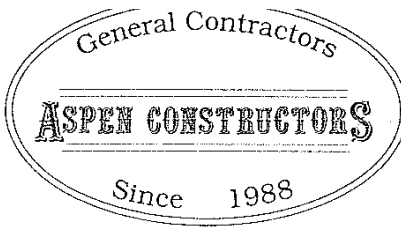
If you have any questions or comments regarding this work please contact Kim or Bert. We will notify you in advance of the scheduled work--with enough time to clean your closets! Below we have listed the units (to our knowledge) who will require vents to be installed.

Thank you for your cooperation!



Kim Miller Keilin
Bert Przybylski
Centennial Community Management, Inc.
100 Luke Short Court
Aspen, Colorado 81611
925-1876

cc: Mary Murphy, Aspen/Pitkin Housing Office



PROPOSAL

DATE 5/17/92 JOB NAME dryer vents
NAME Centennial Homeowners Assn. PHONE 925-1876
ADDRESS Luke Short ct. C:\123R3\DOC\CENTBID.PRP

RE: Proposal for venting dryers to exterior.

Proposal includes:

1. Materials and labor for venting dryers according to drawings provided by Centennial office.
2. Cleanup

NOTES:

- A. Outside vents to be plastic louvered type. All ducting penetrating walls to be 4" rigid pvc connecting to dryer with flexible dryer vent hose.
- B. Proposal price is based upon installing vents in all homeowner units. Units completed individually will be quoted separately.
- C. Proposal is based upon scheduling construction in two or more adjoining units concurrently.
- D. Laundry room and construction area is to be cleared of all personal belongings. Clearing laundry rooms or moving personal belongings will be charged back at a rate of \$30.00 per man hour. Aspen Constructors will move washer and Dryer.
- E. Any alteration or deviation from above specifications involving extra costs, will be executed upon written or verbal orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workman's Compensation and Public Liability insurance to be provided by Aspen Constructors.

We hereby propose to furnish all materials and perform all the labor necessary to complete above work. All material is guaranteed to be as specified, and the above work to be performed and completed in a substantial workmanlike manner. Total bid includes the following unit breakdowns multiplied by the number of respective units.

Studio	\$130.87
1 B.R. Flat	\$122.10
1 B.R. Loft	\$125.75
2 B.R. Maisonette	\$125.75
2 B.R. Flat	\$123.56
3 B.R. small	\$151.69

Submitted by: 
Michael L. Tanguay

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as follows: Fifty percent downpayment. Balance of completed units to be paid bi-weekly.

Accepted _____ Signature _____

Date _____ Signature _____