



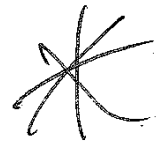
MANAGEMENT

MAINTENANCE

LEASING

SALES

April 4, 1991



Kim Miller
Centennial Apartments
100 Luke Short Court
Aspen, CO 81611

Subject: Exterior caulking

Dear Kim,

As previously discussed I have had several opportunities to replace exterior windows and sliding glass doors at centennial over the last several years. This work was done in conjunction with remodels that I was undertaking in several of the ownership units.

What I found on each occasion was poor or non existent caulking around all of the openings. As you know Centennial has no roof overhangs and every drop of water which runs off of a roof gets to the ground by running down the walls and over the windows in sheets.

This less than desirable situation has led to chronic water intrusion, melting sheetrock and celotex along with the beginnings of dry rot with long term structural damage potential. In most cases the damage is going on inside of the walls around the window and door rough openings with no interior or exterior evidence that the owner could see until the wall was opened up.

I strongly recommend that you consider caulking all of the windows and doors at Centennial in the near future as a long term preventative maintenance measure. I would suggest doing the work on a per foot Unit cost basis. I have a figure in mind which I will share with you later.

For purposes of discussion consider that in the ownership units a typical two bedroom interior unit Might run around \$50.00 and an end unit would cost around \$75.00 to clean and caulk all of the exterior window and door interfaces.

If this sounds like something you would like to pursue further please give us a call. Thanks for your time.

Sincerely,


Monroe G. Summers

P.O. Box 12047
Aspen, Colorado 81612
(303) 925-4446

