

Tuscany Good Neighbor Living Tips to Keep our Units and Building Safe and Secure

We are hoping all have seen and are enjoying our rejuvenated landscaping and lighting. A big thanks to Roger Rivard who was the Chair of the Landscape Committee which included Brad Gable, Sofia Gonzalez and Tim Hendrix.

The landscape project consisted of a new irrigation system, trimming, removal of aged plantings, new plantings, shaping, new sod, mulch with more to come as we see how plants grow.

The biggest addition is lighting. Especially on the sides for beauty, safety and security. The lighting has also added much curb appeal to the front of our Tuscany building and the palms in the back.

We recently have experienced leaks in the common area. One in the front stairwell due to leaking sprinkler heads. The south garage experienced a ceiling tile water soaked falling and it was feared we had a pipe leak. It turned out to be an overflowing washing machine (even though water was turned off in the Unit—still a head scratcher). Two Units have experienced hose leaks under the kitchen sink. Another Unit completed the retiling of their balcony thus eliminating the possible water damage to the building from failed flooring membrane water leakage.

Preventative lessons learned: 1. Turn your water off when away from the condo for more than 24 hours. 2. Service air conditioners in the Unit twice a year to prevent leaks and overflows of drain pans. 3. Check hoses to washing machines for cracks/leaks. 4. Clear lint from clothes dryer hoses to prevent possibility of a fire.

Safety and Security: We are having the balcony doors floors 3-7 refurbished to ensure they meet fire codes and you can exit in case of fire. Some Units need to have welding done on the thresholds. Those Units have been identified and Homeowners will be contacted.

As you know, keypads were installed on side garage doors, front stairwell, trash rooms and roof. We will work on key pad codes on door entrances to the lobby and elevator once Ameritech begins Management Services May 1. More info on Ameritech and Tim Hendrix to follow.

As a safety precaution, we are recommending rekeying all Unit doors which have not been done since 2006. Too many master keys may be with previous service providers. Only two Master keys to **only** be used for emergency entrance to Units will be made and put in a lock box for use by Maintenance and Management Companies.

Please send an email to reitz@culturetocustomer.com or text 727 642 7992 to give your authorization to rekey. Once balcony doors are completed we will send specifics on the rekey project and how we will get you new keys, etc.

