

August 14, 2024

To the Tuscany Homeowners Lobby Renovation Committee:

Many of our residents have voiced a desire to refresh the décor in our lobby and remediate the wear and tear of elevator cabs. Nothing has been changed since 2006. It is no longer a “nice to do” project. It is the initial impression for all as they enter the building to visit our homes.

There is no doubt that our Tuscany Building is high value. Our Tuscany exterior is newly painted and we did a total landscaping renovation, outdoor lighting and irrigation system. We are striving to keep the building updated and maintained impeccably within our available budget.

We have hired Pam Hobbs, a local designer known by a few of the committee members for work done in their condos. Pam also did the refresh research last year on the lobby renovation that the Board postponed due to budget priority needs. We have a head start with her past efforts.

Pam will be the lead for the Committee, bringing choices and options for the Committee to decide upon. She will handle all of the details and work follow up as the Committee gives input and direction.

To keep expenses as low as possible, all furniture will remain. As a Homeowner’s committee we will do a “refresh” of the lobby. It will remain fitting with the Tuscany theme improved by lightening up the lobby by painting the half walls and ceiling, changing the canaster light bulbs to a brighter color and new light fixtures and other special touches. We will remove the current floral/greens decorations. The faded art and outdated décor will be replaced.

We will address the elevator cabs as part two of the project. Any improvements made will keep in consideration that the elevators will need modernization in the near future.

We will do our meetings by Zoom. Pam will introduce herself and a couple of her work projects. To begin with Pam will present three mxi/match options with pricing. The Committee will give input and direction. Pam will take this input and return with another presentation. Hopefully agreement can be reached. The next step is to present the Committee’s choice to all Homeowners to vote on the renovation. Once the Homeowners approve, we will begin the work.

Best regards,

Bonnie Reitz