

December 5, 2025

To Tuscan Homeowners

Update on Skyway Fire Sprinkler Services

Thanks to everyone for the scheduling and permission to enter when it was necessary during the Thanksgiving week of Sprinkler work in the Units.

Because of the holiday, I got personally involved in this project to facilitate scheduling and communications with our new Company, Skyway. Thus far they have proven to be professional, knowledgeable, solution makers, transparent and trusting. We had excellent technicians and a Project Manager overseeing the project, very engaged who reports to the CEO.

The work was scheduled for Monday-Wednesday last week. Immediately they ran into difficulties with extremely corroded sprinkler heads that couldn't be detached from the PVC piping into the Sprinkler system. They returned to finish the job this week.

Three Units, 202,302,402 where the sprinkler heads could not be removed resulted in cutting into the ceiling from the inside of the Unit to remedy the sprinkler system and safety. The Association will cover the extra expenses of time spent and dry wall for those Units. The sprinkler heads and re-painting of the Units will be Unit owner responsibility.

There is other preventative work needing to be done in the building as well as a 5-year inspection. No additional Unit work is needed except an updated sprinkler head in 701. You may see water in the stairwells. This is the work to be done.

The safety and security of our building is our first priority.

Also thank you for sending payment to Ameritech for our 2025-2026 Insurance Payment by December 10. The timeline of policy offering from insurance carriers leaves us a short amount of time to receive payment from you in order to pay the Insurance Carrier.

Happy Holiday Season and New Year, Bonnie Brad Dick Larry, & Pat

