

August 29, 2024

Dear Tuscany Homeowners,

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 hired Pam Hobbs, a local designer known by a few of the committee members. Pam also did the refresh research last year on the lobby renovation that the Board postponed due to budget priority needs.

Pam worked with the Homeowner Committee, Lucille Cavanaugh, Karen Gable, Janet McIlhattan, Larry Stauffer, Kimberly Rivard and Bonnie Reitz bringing choices and options for the Committee to decide upon.

After much discussion and input from all (Kimberly Rivard was unable to attend), the Committee unanimously approved the renovation plan that we are presenting to you. It was achieved below the budget allotted.

To keep expenses as low as possible, all furniture will remain. The “refresh” of the lobby will remain fitting with the Tuscany theme improved by lightening up the lobby by painting the ceiling, changing the canaster light bulbs to a brighter color and twelve 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 The faded art and outdated décor will be replaced.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.

The Committee members representing many diversified Homeowner opinions, is excited to move forward as soon as possible with your approval. Please return your approval of the lobby refresh to Tuscany. Email approval is acceptable.

Best regards from your neighbors and Board,

Bonnie Reitz, Dick McIlhattan, Brad Gable, Larry Stauffer, Pat Chetcuti