

CARL SANDBURG VILLAGE HOMEOWNERS' ASSOCIATION
1355 North Sandburg Terrace, Room 103, Chicago, Illinois 60610

NOTICE
2/23/16

To: James Kilmer Residents
From: Steve Habib, Property Manager CSVHOA
Re: North Mall Renovation Project

Dear Resident:

The North Mall renovation project is moving forward and will include work in both public areas of the mall and inside the North Pool area. Below is some general information that you may find helpful that describes the project, schedule and what you should expect during the project.

Areas affected by work:

- The North Mall which includes the area between the townhouses, the Kilmer House, and the pool including surrounding planters, stairwells, handrails and ramps
- The North Pool deck surface and surrounding brick walls
- Germania Street and a portion of the James House driveway
- Sections of the Kilmer House terraces and The 1500 Townhouse terraces
- Various landscaped areas along LaSalle St. and in front of the 1500 Townhouses on Burton St.
- Burton St./The Alcott House driveway and curbs

Schedule:

The project is scheduled to start in Spring 2016 and completed in Spring 2017, and will be performed in multiple phases. The final bids and contractor recommendation for the project will be presented to The Carl Sandburg Village Homeowners Association Board of Directors during the meeting scheduled for Wednesday, March 30, 2016. Work on the North Mall will commence shortly after the project is approved. At this time, Management also intends on placing display boards, which will depict renderings of the project, in the lobby of your building.

Work in the first phase of the project, outside the North Pool area, is anticipated to begin in Spring 2016 and conclude in Autumn 2016. The North Pool will remain open and maintain regular hours during the first phase of the project. Access to the pool may be rerouted during the project to allow work on the mall. The second phase of construction will include the North Pool and will begin very shortly after the pool closes for the 2016 season and be complete in Spring 2017.

Pool Use:

Again, The North Pool will remain open and maintain regular hours during the project. Access to the pool will be adjusted and modified to accommodate the North Mall renovation work.

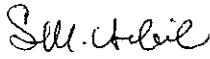
Noise and Dust:

Please note that due to the nature of the construction work that there will be continuous noise and dust, especially during the early stages of the project. Noise related work by the contractor will be restricted to 8:00am-5:00pm, Monday through Friday. Saturday work is not anticipated at this time. The contractor will be instructed to minimize the effects of the dust, but the noise cannot be helped. The site clean-up will be more thorough on Fridays for weekend. No work will be performed on holidays or holiday weekends.

Communication with HOA:

There will be project team meetings that will include James Kilmer Management, construction team, garage team, review of the schedule, coordination issues, phasing and other areas of concern.

Thank you for your patience and cooperation.

Steve Habib 
Property Manager CSVHOA
312-440-3615