

NOTICE OF PENDING CONSTRUCTION

Dear Homeowner,

Please accept this letter as notification that Baldwin Estates has engaged Conlon Exteriors Incorporated to replace the vinyl siding and install blown insulation within the garage areas on the all buildings in your Community. The purpose of this letter is to make you aware of the issues relating to the project and how it will affect the individual homeowner.

As stated above, Conlon Exteriors will be performing the vinyl siding and blown insulation. Should you have any questions regarding this project, please feel free to contact Jim or Michele Conlon at 516-781-5194. Jim is the owner of our company and he will be the person at Conlon Exteriors to communicate with the community and Condo Board.

The nature of the work in this contract is the installation of vinyl replacement and blown insulation. Owners should be aware that this is a major construction project and as such it will require the use of substantial manpower, equipment, vehicles, and dumpsters. In some cases, when the work is being performed on your building, you will be inconvenienced this cannot be helped. Conlon Exteriors will work in conjunction with property management to determine the most appropriate locations for material, equipment, and dumpsters. All reasonable efforts will be made to minimize the inconvenience to homeowners, but due to the size and scope of this project, certain inconveniences cannot be avoided.

While all reasonable provisions will be made, Conlon Exteriors will not be responsible for damages incurred without negligence to the interior or any contents. So it is advised that anything that can be damaged should be moved out of the way and secured.

As you can imagine, a project of this scope is extremely weather sensitive. There is a substantial amount of liability should it rain while new windows are being installed. Because of these circumstances, maintaining a strict schedule is impossible. Homeowners will be notified within a reasonable time before work on their unit will be performed. Please note that the dates provided will be our best estimate, they are affected by each day of inclement weather. The exact time can be off by any number of days. We apologize for any inconvenience with regards to the safe-off interiors in preparation for the work. We are sure you can appreciate the fact that it would not be prudent to remove the existing windows when a threat of inclement weather is forecasted.

It is the goal of Conlon Exteriors and the Condo Board to make this project go as quickly and painlessly as possible. We appreciate your assistance and the inconveniences you will have to put up with throughout the project. Conlon Exteriors will make all reasonable attempts to minimize the inconvenience, but to a large extent some can not be avoided.

If you should have any questions, please feel free to contact your Property Manager Stacey Kandel or her assistant Gabi at 826-9700 ext. 273 or 275. At Conlon Exteriors you can contact Jim & Michele Conlon at (516) 781-5194 or via email at lilshingle@aol.com.

Thank you in advance for your cooperation.

Cordially,

James Conlon
Owner