

We have updated the information in the Reserves Spreadsheet with the input of the current property manager to reflect what has been done and what needs to be done. This is not a professional reserve study, but this contains what we know. In some cases, asset life has been changed to reflect reality. In some cases, like sidewalk repair or replacement, we think some work has been done that is not recorded. For creating a budget, estimates or quotes should be used instead of the "anticipated total cost" in the spreadsheet.

The primary function of the board is to protect the common areas of Maple Wood Condominium Association which Rockford Mutual has given a building coverage limit of \$22,000,000.

We continue to advocate for contributions to the elevator fund, which is not part of the Reserve fund.

Recommended projects for 2025 include the following:

- Parking lots/Maple Wood Lane seal coating and paint striping. The cracks were sealed in 2023 and the seal coat should be added to protect that work.
- 1 and 5 water issues - there are seven separate issues to address to solve this problem.
- Improve brick work at the entrance to 10/14.
- Completion of the common area sidewalks project that was started in 2024. Sidewalk grinding remains to be done.
- Complete conversion to LED lighting in common areas.
- Paint hallways in building 2 and 6, and above the chair rail in 10 and 14. This will complete the repainting of the large buildings.
- Automatic door openers for main doors on the large buildings. We recommend focusing on one building each year.
- Patio surrounds repair for two units.
- Add one tree per year to the grounds.
- Horizontal pipes in the basements.
- Rekey common doors.
- Intercom systems updating.
- Professional Reserve Study.

Every year, MWCA needs to complete several special projects to keep on top of repairs. However, not all special projects need to be in the long-range plan. Many one-of-a-kind repairs can be done for less than \$5000. Some of the above projects may be considered Special Projects.