



Hello to Beachwood Owners,

February 3 ,2026

I hope this Winter letter finds you warm and well. Following an active 2025, your Board of Directors offers an update of goals for this upcoming year:

Midrises-to be finished before Easter-

- Completion of concrete repairs
- Footwash station's installed
- Mulch laid down and debris removed
- Powerwashing of the buildings
- Pool furniture updated

For the full year, we intend to replace the kitchen drain lines, likely beginning with our most problematic location at midrise B

Townhomes-

Having received a community mandate by a 5 to 1 ratio for wooden balcony removals, the Board voted unanimously at the annual membership meeting to pursue this action. Next steps involve coordinating the safety railing design with our engineering firm and gaining permission from the AIPCA ARB for this changeover.

We envision removing 10 to 12 balconies in the second half of 2026 and are grateful for the dozen or so owners volunteering into this project. This will give us time to conduct engineering inspections to determine the next group of balconies that need to be taken down next year, with owner involvement top of mind.

With regard to plumbing and drains community wide, we continue to take proactive steps for improvement. We are identifying buried manholes on the property and are using cameras to scope and identify problems. Then we initiate replacement or relining of association pipes that are broken or have root infiltrations.

You may also notice some sprucing up around our buildings. Signs are scrubbed and cleaned, bike racks are being repaired and painted, and the stairway at our mid B pool is being addressed. After the spring leaf drop, pine straw and additional mulch will be put down to continue the enhancement of our grounds.

Some residents are aware that Townhome owners are allowed to submit plans for a small bonus room attached to the rear of their unit. This was by board resolution and approval from the plantation ARB in 2001 and again in 2012. With the balcony removals now planned, this concept has been reenergized, and several owners have shown interest in pursuing this. I want to be clear on this topic, however. With new AIPCA rules governing submissions, Beachwood's old approvals may no longer be relevant. It appears as though we will be starting this bonus room process virtually from scratch. And we also must update our internal rules, legal documents, and ARB to accommodate this. I would frankly be surprised if the final approval process was in



place this year, more likely the program will be “shovel ready” in 2027. We invite continued owner input as this effort advances.

One final infrastructure note. If you own a townhome or a first-floor mid-rise unit and your back deck or patio is undersized, there is a process currently on the books to allow expansion. Contact our community manager Wynn Fendig should you wish to explore this.

An update concerning Beachwood’s finances. In summary, we remain in a very good position, with minimal liabilities and no debt. Our budget remained in balance through 2025 and goes into this year with no need at this time to contemplate any special assessments. The go forward operating budget into 2026 contains only a 2% increase to cover our expenses. Continuing the five-year Capital Program that began in late 2024, we will continue with the investments necessary to protect and maintain Beachwood’s common elements. This capital spending budget increase totals \$60,000 for all of 2026, bringing the total budget rise in operating expenses and capital spending to under 6%. The board thanks the membership for approving townhome balcony, removals, allowing your dollars to be allocated more effectively throughout our grounds. If you have any comments or questions about Association activities, contact any board member or Manager Fendig. And be sure to log into the Beachwood website, which is full of information about this wonderful community.

Lastly, the Beachwood Community Gatherings continue this year with a meeting at the Oaks on Tuesday, March 17 between 930 and 1130 am. Last year’s March get together had 27 participants and was a hit. Come join us for snacks and drinks and to visit with friends and neighbors. Our community manager will also be in attendance to make introductions and answer your questions.

Please note my new email address below and be well!

John Opaleski
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Beachwood Board President