



July 13, 2026

Hello to all Beachwood Owners,

Despite the heat of this summer, I hope this letter finds you cool and comfortable. Following our February 3 letter, your Board of Directors has completed all projects as outlined during the first six months of 2026 and would like to detail plans for the second half of this year. A brief summary follows:

- initiate extensive patching of paved areas where needed.
- tree trimming and diseased tree removal will take place to maintain safety within our grounds.
- continued plumbing investments; by the end of August we will have 30% of our townhomes common area drain pipes relined. Midrise lines continue to be replaced across all 3 buildings as well.
- midrise and townhome entry door colors now have a much greater variety of paint options, think 40 additional color choices instead of the original 5. Contact Manager Wynn Fendig for details.
- more landscaping maintenance projects throughout our beautiful campus.
- following the AIPCA-ARB approval for Beachwood townhome balcony removals, this program will start taking shape with the following guidelines:

- 1) the RFQ for townhome building balcony removals will go out within the next 30 days and vendors will respond shortly thereafter. It is anticipated that work will begin removing the first group in the September/October timeframe.
- 2) the first group of approximately 20 townhomes are comprised of volunteers, units with balconies, supported by 4 x 4 posts, and a few other units in need of immediate balcony removal.
- 3) important note, if the sliding doors adjacent to your balcony are either original, improperly installed or showing signs of allowing moisture intrusion, they must be remediated by the owner at the time of the balcony work. Our engineering vendor will be conducting research and analysis throughout all townhomes. You will be individually contacted by Manager Fendig to make a plan to address any deficiencies.
- 4) all remaining townhome balconies, approximately 40, will be removed during the first six months of 2027. The work will be performed building by building to be most efficient for the vendor and less disruptive to our community.
- 5) townhome balconies will be replaced with a Juliet type railing system on front of the slider, or an owner may elect to purchase and install a window identical to the second story rear 'bump out' window, at their expense. However, if an owner chooses not to elect the upstairs window configuration during the townhome balcony removal project, but later changes their mind, the full construction costs, including reframing and external wall resizing, will be at the owners expense.

Unit 2098 along Little Sandy golf course has a removed balcony and a second upstairs window available to view. It is very impressive.

This is a large and very important effort on the part of Beachwood Association, and the Board would like



to thank all owners for their input and forward thinking towards this process. The immediate benefit is a better allocation of your dollars to maintain common elements on campus. Longer-term it is a tremendous savings of our resources. Townhome balcony expenses and potential safety issues have been problematic for decades, and it is very satisfying to see that time come to an end.

At the upcoming board meeting, scheduled for Thursday August 27, we expect to have positive news with regard to the anticipated budget for 2027. The Board encourages you to either attend in person or zoom in to the meeting. Staying informed in your community has real benefits.

This fall our grounds services will take on a new effort to contain and limit vines and invasive plant species, and this will carry into 2027 as an ongoing process.

Lastly, we have seen an influx of many new property owners to Beachwood. I would like to acknowledge all of you that have joined this community, and hope you will stay engaged with your neighbors and the Board as we continue our efforts on behalf of your Association. Welcome!

Please note my updated email address, and be well.

John Opaleski
Beachwood Board President

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