



July 14, 2011

To All Owners at The Peaks:

Following up on our previous Owner updates, the Board is continuing to push forward in an effort to maximize the coverage by National Home Warranty for repair of the decks on the Birch and Willow buildings. Our lawyer is continuing the negotiation with NHW but an agreement has not yet been reached. NHW has requested a further inspection of the remainder of the second and third floor decks on the Willow and Birch buildings in the next week or two and we feel this is a positive development. We are also insisting NHW consider coverage of the Poplar building balconies.

To facilitate these further inspections, aluminum cladding will be removed from the columns on the remaining Birch and Willow decks as well as from the corner suites on the Poplar building. This work will be carried out next week beginning Monday, July 18th and continuing through Thursday, July 21st. It will involve workers accessing decks from the outside of the building using ladders and/or lift trucks. We appreciate the cooperation of our owners as this work is being carried out and we ask that everyone stay well away from the job area so the work can be done safely.

The Board understands that it is frustrating to everyone that the actual repair work on the Birch and Willow buildings has not yet begun but it takes time for negotiations of this sort to proceed.

In the meantime, the Board wants to remind all Owners in the Birch and Willow buildings that we strongly recommend that the decks and balconies on all three floors not be used because of deterioration of the columns and lack of support for railings.

If you have questions, please send them via email to board@radiumpeaks.com. Thank you again for your patience and cooperation.

Board of Directors / The Peaks