



MEMORANDUM

To: ALL RESIDENTS & STAFF
From: ANDREW DUJON, President/Chief Executive Officer
RE: Water Intrusion Updates, Lodge Renovation, & More
Date: November 14, 2025

Good morning,

I hope this finds you all doing well and staying warm.

We have made tremendous strides over the last week in addressing our water intrusion and erosion issues. Here are some quick updates:

- The intersection of Woodbury and Cambridge has been repaired, is open for vehicle traffic, and should be fully completed by the end of next week;
- 139 units were identified to have some form of water intrusion due to the excessive rain incident;
- Moisture mapping has been performed in 122 units, and 66 units have been affected;
- Demo has been completed in 23 units, and contracts are being signed to begin remodel;
- Structural engineering is still in process for the erosion issues along Salem;
- Over 750 truckloads of dirt have been brought into the retention area behind Lake Margaret Circle.

Spectrum is working behind the scenes right now to be ready to mobilize and begin construction. They have the permitting and site location to complete before any digging can begin. We are still trying to coordinate schedules to discuss the implementation process.

The Waterman Village Home Care team recently changed the minimum service hours required. If you only need a couple of hours of help at a time, please reach out to Jennifer Gibson at extension 380, and she can help accommodate your needs.

The Lodge ceiling work is being completed this week. The equipment, flooring, and other textiles needed to complete the project have all been ordered. Additionally, framing will begin next week. We continue to work toward permitting approval.

If you are interested in registering a golf cart, the information is available on the resident portal under the Administrative tab.

Have a great rest of your day and a wonderful weekend.