



June 18th, 2025

Summit Project Update - Flood Test Update

Today, we conducted the Flood Test related to the ongoing work by Summit Sealant (SS) over the past year. The test lasted approximately 3–4 hours and was observed by two Board members, interested owners, maintenance staff, and representatives from Knott Laboratory (KL).

While we are still awaiting the official report from KL and documentation from SS, we do have some preliminary findings. Several drains failed the test, and as a result, all drains in and around the front entrance will need to be replaced. In addition, at least three areas of delamination or bubbling in the coating have been identified and will also need to be addressed.

Summit Sealant will continue working in P2 and P3, completing the double T repairs. Currently, we do not have a confirmed start date for the drain replacement work. Once the rework begins, the front entrance will be closed, and we will again need volunteers to help monitor the Sports Center entrance.

Please note that with a project of this size and complexity, there may be limited advance notice when vehicles need to be moved or when the front entrance will be closed. The Board will communicate updates as soon as possible via email notifications (eblasts) and posted signage throughout the building.

We appreciate your continued patience and cooperation as this important work progresses.

Lobby Remodel & Silent Auction

As part of the lobby remodel and the cleanup of garage areas in preparation for upcoming power washing including inside parking storage areas, we've uncovered a number of items that have been stored over the years. Rather than donating everything immediately to charity, we're offering residents a chance to participate in a silent auction, which will run through Saturday at 6:00 PM.

Most of the auction items are displayed in the Sports Center, with a few additional pieces located in the lobby. The collection includes approximately a dozen pieces of artwork, including a couple by Carol Grigg, which are of higher value and will have minimum bid requirements. Most other items will be available with no minimum bid.

Items available include green wicker chairs, lamps, typewriter and various decorative and miscellaneous pieces. We encourage you to stop by, place a bid, and help support our lobby remodel in the process. Thank you for your participation!

HTCA Board of Directors