



## ***PERTINENT FACTS***

### **21<sup>st</sup> Century Upgrades:**

- \$6 Million Window Replacement
- HVAC System, Boilers, and Cooling Tower
- 2 Elevators
- Unit Hallway Renovation Including Original Artwork by Local Artists

### **Funded Projects Underway:**

- Balcony Resurfacing and Exterior Painting
- Refurbish Lobby, Game and Meeting Rooms
- Exterior Entry Update

### **Funded Renovations in the Near Future:**

- Parking surfaces
- Roof Replacement
- Rooftop Gathering Space

Building construction began in 1961- Mid-century modern design

First condominium in Kansas City – 1973

13 Residential Stories - 271 feet in height - Overlooking the Country Club Plaza

170 Platted Units: Some combined – currently 146 homes

A Living Space for You: Studios, 1, 2, 3, and 4 bedroom units

4 Parking Levels for owners - Guest Lot - 3 Elevators

Board supervised Professional Management with 24/7 Staff

Clear & Direct Owner Management: Resident owners elect six board members to our Board of Managers - Open Board Meetings for owner oversight

Balanced Budget Approach: History of Independent Reserve Studies - Independently audited financial statements and policies - Proven track record of saving to spend on critical infrastructure projects

Active, Diverse Owner Participation: Our Events Team hosts many activities - Other committees include Finance, Communications, Projects, and Neighborhood Initiatives

Building Residential Website: Access to financials, documents, audio of meetings, amenity reservations, repair requests, resident directory, neighborhood bulletin board