

## Heather Clot

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**From:** Heather Clot [heather@capartners.net]  
**Sent:** Tuesday, April 9, 2019 10:47 AM  
**To:** Heather Clot  
**Subject:** Royal Arms - Fire Escape Update 04.09.19

Hello Royal Arms Residents,

Below is a memo from your Board Chair, Nancy Hillig.

The reason for this memo is to update everyone on the work being done on the fire escapes.

The project is moving along nicely and we have reached a major milestone - NJP Restoration has installed the grating to the first balcony and fire escape floor! The grating selected is of very high quality and should last for a very long time. Although we thought the grating floors would be painted the same dark brown as the railings and stairs, NJP is unable to paint the grating and warranty it. The flat bar spacing on this grating is too tight to achieve any significant film build in between the flat bar of the grating to provide any longstanding corrosion protection. The grating will be used as a personal area, and the wear and tear would likely result in bare metal being exposed if not galvanized, requiring frequent maintenance as any bare metal will create rust and result in a damaged look.

As this is the proposed solution for the regular balconies in the future Phase 2 of this project, all balcony owners need to understand that their balcony floors will be silver galvanized grating.

Thank you for your understanding as we continue work on this project.

If you have any questions, please let me know.

Nancy Hillig  
Royal Arms Board Chair