



FAX COVER SHEET



FOSTER CITY
RECEIVED
MAY 18 2009
PLANNING
DIVISION

Send to: City of Foster City	From: Ed Pierce
Attention: Matthew Feske	Date: 5/18/09
Phone number: (650) 286-3225	Reference: Winston Square HOA Balconies/Posts
Fax number: (650) 286-3589	Phone number: (650) 312-8562

Total pages, including cover: TWO (2)

Comments:

Hi Matthew,

Please find enclosed a copy of the letter you requested for your files regarding balcony and front overhang support post repair and replacement by owners at Winston Square HOA.

Sincerely,

Ed Pierce

WINSTON



SQUARE

HOMEOWNERS ASSOCIATION



May 18, 2009

City of Foster City
610 Foster City Blvd.
Foster City, CA 94404-2222
Attn: Matthew Feske, Associate Planner

Dear Matthew:

I am writing this letter to address the issue of owners at Winston Square HOA who may need to repair or replace the back balconies or front entry overhang support posts on their units. The Association does not require architectural approval from the owner to do this work as long as there are no changes in the size of the balcony or the front overhang support posts. Therefore the Association will not provide an approval letter for the aforementioned work. It is also understood that in addition to maintaining the same size on these items, the same material must be used throughout except for the deck flooring where we also allow trek decking material. The vertical picket spindles on the balconies can be spaced to meet current UBC requirements. Once work is completed on these items, the owner and their licensed contractor must paint these surfaces to match 100% to the color specifications on file for the complex at the time of completion.

Sincerely,

Edward L. Pierce Jr.
Pierce Property Management
(650) 312-8562

cc. Mickey Orloff, President, Winston Square HOA