

**STONY CREEK CONDOMINIUM ASSOCIATION
C/O THE GALMAN GROUP
P. O. BOX 646
JENKINTOWN, PA 19046
215-886-2000
FAX 215-886-4972**

June 7, 2007

Dear Stony Creek Homeowner,

In December 2006 we wrote to you regarding the Association's insurance carrier's concerns about the existence of old Zinsco electric panels serving the individual units at Stony Creek. One of the conditions of the renewal of the policy was that these panels would be replaced.

The Board has agreed that all homeowners who have old Zinsco panels serving their unit must replace them by December 31, 2007. With very few exceptions, all of the units have old Zinsco panels.

To assist the homeowners, the Association has pre-approved four (4) contractors who are familiar with the requirements of the project and are prepared to offer the best price possible to our homeowners. They are all licensed and insured electricians. As always, we recommend that you obtain several competitive proposals before making a selection.

Albert Shorr & Son	215-540-0117
Frank's Lighting & Electrical	610-584-7855
Sunburst Energy Systems	215-654-1353
Handyman for Hire	610-564-3504

The work should consist at minimum of replacing the existing Zinsco electrical panel with a new 16 circuit main lug Siemens panel with 5-20 amp, 5-15 amp, and 2 double pole breakers. The electrician can advise you if additional work is necessary for your particular panel.

We regret that homeowners may not upgrade their electric service from the current 60 amp service to a more modern 200 amp service, as the Association's transformers do not have the capacity to offer the higher amperage to all of the units in the building.

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After you have had the work completed, please forward a copy of the paid receipt to the Management office. If you do not have an old Zinsco panel, please let the Management office know, but be prepared to allow an inspection of your existing panel to confirm its condition and manufacturer.

You can learn more about Zinsco panels by logging on to a consumer-friendly website, www.inspect-ny.com/electric/Zinsco.htm.

As always, your cooperation is greatly appreciated, and, in this particular case, is needed to make Stony Creek a safe place to live.

Yours sincerely,

Barbara E. Saxton, CMCA, AMS, PCAM
Regional Manager, The Galman Group
Managing Agent for Stony Creek CA