Advisory information regarding water leak in building.

NOTE: An advisory email below was sent October 7th from Elite Management. On October 9th, an email arrived announcing that a new Management Company (Westward360) is replacing Elite. Please see further Association management information in Documents. A new Condo Addendum to RECR is uploaded in MLS. When further information regarding dates of the evaluation and remediation work is known, showing agents will be notified.

(Excerpted email to owners from Elite Management – October 7, 2026)

We are writing to advise you that the Association, in coordination with its insurer and legal counsel, is in the process of scheduling additional investigative work to further evaluate and determine the source of a suspected water leak within the building. Based on the findings to date, additional testing and investigation may be necessary.

As part of this process, there is a possibility that **limited destructive investigation** may be required within Units 103, 303, and/or 403. This could include opening small sections of drywall, ceilings, or other building components as necessary to allow qualified professionals to inspect concealed areas and gather additional information regarding the source of the water intrusion.

At this time, no specific dates have been scheduled. However, we wanted to provide advance notice that access to your unit may be requested in the coming weeks. Once investigation dates are confirmed, we will contact you directly to coordinate scheduling and answer any questions you may have.

Importantly, **the costs associated with this investigation, including any resulting repairs to areas opened as part of the investigative process, will not be the responsibility of the unit owners.** The Association is coordinating this work as part of its efforts to investigate and address this matter.

We understand that investigations of this nature can be disruptive and appreciate your flexibility and cooperation. Your assistance is critical to helping the Association and its consultants identify the source of the leak and develop an appropriate path forward. Thank you again for your cooperation in this important Association matter. If you have any questions in the meantime, please contact Elite Management.

(New contact is Westward360 – information is on the Condo Addendum to Real Estate Condition Report in MLS)

1925 N WATER ST, 303 - RIVERBRIDGE CONDOMINIUM ASSOCIATION
October 10, 2026

For complete Association Contact Details please refer to:
Condo Addendum to Real Estate Condition Report

Below are key points for owners and potential buyers …

UPDATED INFORMATION REGARDING Riverbridge Condominium Owners Association, INC.

Westward360 to Begin Management of Your Association!

Riverbridge Condominium Owners Association, INC.

We want to officially welcome you to Westward360! We have been selected by your Board of Directors to take over the responsibility of managing your association effective October 11th, 2026.

Our regular operating hours are Monday to Friday, 8:30 AM to 5:00 PM CDT. We are closed on most major holidays.

Main Line: (773) 572-0880
Email Address: riverbridge@westward360.com

Nicole Click

Association Manager

T: (773) 572-0880

E: nicolec@westward360.com

www.westward360.com

Westward360

www.westward360.com

E Calhoun St Woodstock, IL 60098.