



LAKE CASTLETON
APARTMENT HOMES

General FAQ



Will my apartment home be renovated?

We plan to upgrade about half of the apartment homes in the community in 2018. Based on the feedback and results, further renovations will be considered. If you have not been notified that your home will be renovated, but are interested in a renovated apartment, please contact the Business Office to look at transfer options at the time of your renewal.

What does the renovation entail?

We are excited to be completely renovating the entire kitchen and bathrooms, including the flooring. The kitchen will receive new countertops, new cabinets, new hardware, new appliances, and new designer lighting and plumbing fixtures. Bathrooms will receive new countertops, new cabinets, new hardware, and new designer lighting and plumbing fixtures. Apartment homes will also be renovated to include a washer and dryer.

Will my Rent Increase?

The entire renovation is a long-term investment that we are undertaking to provide our valued residents with updated, market-competitive homes. When leases are up for renewal rent will be increased to the market value, until then you can enjoy for FREE.

How long will it take?

The entire renovation of Lake Castleton Apartments is scheduled to be complete by 2018. Our partners will completely renovate your kitchen, your bathroom, and flooring within 2-3 days. Please understand that – with your cooperation – they will complete the updates as quickly and seamlessly as possible.

Can I choose my renovation date?

No, we will be completing the renovations building by building to maximize efficiency. Contact the office for the most current schedule.

When will I be notified for access?

The notification schedule is 2 weeks, 1 week, and 48 hours. We will provide a checklist of tasks we need you to complete, such as storing away small items that could be damaged and emptying cabinets. You will be fully aware of when our construction team will be in and out of your apartment. Please ensure you update your phone number with the office to receive text updates.

Are my belongings going to be safe?

Yes. We have fully vetted our contractors and are confident they will respect your space, belongings and privacy. Please refer to the Ardizzone website and our community website to become more familiar with the team undertaking our renovation.

What if I work from home or am normally home during the day?

There will be space in the clubhouse with internet service available during the daytime. Please call the Leasing Office in order to reserve.

What about my pets?

For their safety and well-being, dogs must be removed for the day during renovations (approximately 8 a.m. to 6 p.m.) Cats may be removed or kept in a closed area, such as the bedroom. If you keep your cat on-site, please put a note on the front door indicating their presence. Contact Barkefellers, a local pet daycare, at 317-913-9400 for day boarding rates.



Interior Rehab Details

Residents will be notified by property management approximately 2 weeks prior to their unit's scheduled rehab. Interior unit rehabs are part of a comprehensive renovation of the property. Renovation of your apartment home includes:

-  New Flooring in Kitchen and Bath
-  All New Kitchen, including
 - New Countertops
 - New Cabinets
 - New Hardware
 - New Appliances, including washer/dryer
-  New Designer Lighting and Plumbing Fixtures
-  New Bathroom Upgrades including
 - New Countertops
 - New Cabinets
 - New Hardware

Preparing your unit:

- All personal belongings must be removed from the kitchen, dining room and bathrooms. This includes:
 - Kitchen cabinets and pantry
 - Kitchen countertops and drawers
 - Dining room area
 - Medicine cabinets and drawers
 - Underneath sinks
- Plastic tubs will be delivered to help you move your items easily.
- Food may be left in the refrigerator but must be secured. It will be moved to the living room and fully functional during renovation. We will not be responsible for any damage or spills.
- Once the renovation is complete, you must move your food into the new refrigerator and the old appliance will be removed from the unit the following morning.
- For the safety of your dogs, please remove them from the property each day.
- If you must keep your cat on-site, they should be kept in a closed bedroom with a note at the front door.
- We're offering deals to local doggy daycares. Contact the Lake Castleton Business Office for details.
- No one may be in the unit during renovation.
- Units must be fully prepped prior to 8:00 a.m. the day your renovation is scheduled to start.
- Not ready by 8 a.m.? Your unit will be skipped and moved to the end of the renovation schedule.
- Daily Renovation work will occur from from 8 a.m. to approximately 6 p.m.
- Inspections will be performed following renovations. After the inspections there may be one or two more days of work for touch ups and punch list items.

Exterior Updates

What to Expect:

- We will be putting up traffic cones to block parking spots for material staging.
- After the notices are sent out, you will start to see pallets of materials in the parking spots and around the exterior of the building.
- There will be dumpsters on site for construction debris only.
- All contractor employees will wear "Ardizzone" uniforms so that they are easily identified.
- You will receive notification when your building is complete.

We are very conscious of your safety. If you see a construction zone sign on the door please be aware of it. We will have caution tape around the areas we are working. Please stay outside of the caution tape to avoid any construction hazards. Please keep your pets outside of the caution area as well. There will be numerous construction vehicles on-site. Please be mindful of the construction equipment as you make your way through the community.