



THE TERRACES  
— At Los Altos —  
OWNED AND MANAGED BY ABHOW

December 27, 2011

Dear Neighbors,

Happy New Year from The Terraces at Los Altos! The new year will bring the beginning of redevelopment at The Terraces, so I want to let you know about our plans for the construction and also for communicating with the neighborhood.

As was reported in a recent issue of the Los Altos Town Crier, I gave a report to the Los Altos City Council on December 13 which outlined an estimated timeline for construction. We hope to start construction on Phase One of the project sometime in March of 2012. An exact date has not yet been determined, as there are still several pre-construction conditions of approval which we must complete before a building permit is issued by the City. I will send out another letter to the neighborhood once we have an exact date.

Phase One of the project will take place on the “Spagnoli property” at the corner of Los Altos Avenue and Pine Lane. The old farmhouse will be demolished, and a building will be constructed which will be devoted to a new skilled nursing center and a new memory care center. Construction for this phase will take about nine to ten months. Phase Two of project will build a new Assisted Living Center on the location of the current skilled nursing building, and will take about nine to ten months to complete. Phase Three will be the replacement of the residential apartments and common areas in the central section of the campus, and will take about 15 to 18 months to complete. So the entire project timeline will be approximately 3 years.

Before Phase One construction begins, there are a few pre-construction projects that will take place. **In particular, I want neighbors to be aware that we anticipate work to begin on January 3 to remove many of the trees on the “Spagnoli property.”** Seventeen of the larger trees around the perimeter of the property will be kept as a part of the landscape plan for the new building. Another project that will take place soon is to build a new fence between the “Spagnoli property” and the backyards of two houses on Spagnoli Court. The design of the fence has been approved by the neighbors, which is a condition of approval for the project.

Other conditions of approval require work on sidewalks and crosswalks before construction begins, and working with the Santa Rita and Egan school communities to establish safe routes to school. I want to assure you that the safety of children and other pedestrians is our highest priority, and will be a major focus during all three phases of construction.

---

373 Pine Lane | Los Altos, CA 94022  
(650) 948-8291 | Fax (650) 941-0372 | [www.TheTerracesAtLosAltos.com](http://www.TheTerracesAtLosAltos.com)



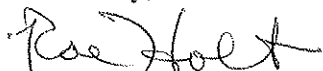
The Terraces at Los Altos in Los Altos, California, is owned and managed by ABHOW, a California nonprofit public benefit corporation. ABHOW is a nonsectarian corporation, serving seniors through quality retirement housing since 1949. State of California License #430708050, DHS License #220000418, Certificate of Authority #94.



I also want let you know that I plan to send out a newsletter to the neighborhood and school community on at least a quarterly basis, and at any time when there is a need to inform you of an upcoming part of the project. We will send this by mail to 400 addresses in the neighborhood, and also plan to use neighborhood email groups. We will also keep in regular communication with the Principal at Santa Rita School and Egan Intermediate School. In addition, I want you as neighbors to always feel free to contact me with any questions or concerns. Our Facilities Director, Jonni Streeter, will also be available to take your call or meet with you in person. And our General Contractor, Vance Brown Builders, will also have a project manager on site once construction begins.

My goal in the coming months is to keep the lines of communication open with you as neighbors. The Terraces at Los Altos has been a part of this neighborhood for over 60 years, and we want to continue to be a good neighbor during our redevelopment.

Sincerely,

A handwritten signature in black ink that reads "Rae Holt". The signature is written in a cursive style with a large initial "R" and a long horizontal stroke at the end.

Rae Holt  
Executive Director