

## Building Restoration Project – Owner’s Update

Hello Members,

Below are the Board’s Building Restoration Project updates.

**Contracts** - Contracts are signed and work is to begin the week of 11/13/22.

**Landscaping** - Minimal damage to landscaping will likely occur. It is the contractor’s recommendation that owners do not plant flowers in building 4 in 2022-2023. Owners should not plant flowers in building 2 and 3 in 2024. Owners should not plant flowers building 5 in 2025. At some point in this project, landscaping will need to be trimmed back from all buildings so that the warranty of Diamond Kote is not in jeopardy.

Damage to the Contractor’s or its employees’ equipment caused by residents or guest of residents will be the responsibility of the resident.

Tarps, drop cloths, or other protective materials may be used to cover and protect all exposed Association or unit owner property on the exterior of the unit.

A landscaping practice known as a hard-prune was performed around Buildings 1 and 4 as preparation steps to allow construction access around decks and to buildings.

**Rotted Infrastructure** - As stated in our Construction Contract, the project will include sheeting, flashing and house wrap. The condos will have 7/16” OSB installed. Contractor will not be removing any doors or windows to install the OSB. After the OSB is installed the windows and doors will be taped, flashed and house wrapped. If the Contractor discovers rotted infrastructure that are beyond repair, Contractor will notify Mike and/or Tim and seek approval to apply a fix to the infrastructure ( 2 x 4’s in walls for example).

If window and door frames are found to be rotted and not repairable, Contractor will notify Mike and/or Tim. Mike and Tim will share this information with owner, who ultimately, may have to replace that door or window.

**Work Hours** - Work on this project will begin the week of 11/13/22. The first building will be Building 1. Building 4 will be started late spring / early summer. Garage construction will be scheduled to be worked on at the Contractor's discretion. If anyone in Building 1 requires assistance removing deck furniture or ornaments, please reach out to the Board and let us know.

Work hours will take place between 7:30 a.m. and 6:00 p.m., Monday through Friday. Work will not take place on Saturdays, Sundays, or legal Holidays without Association's prior written consent. Thanksgiving work schedule will be stopping on November 23 and restarting on December 5. Christmas work schedule will be stopping on December 22 and resuming on January 2.

**Contractor's Dumpster** - We ask that members and their guests refrain from disposing personal garbage or debris into Contractor's dumpster. Our Construction Contract states that the Association will face charges between \$50 and \$150 in the event there is a violation of this request.

**Property Wear and Tear** - In regard to damage to landscaping or grass, Contractor will do their best to minimize the damage to the grounds, but all parties must realize this is a major construction project being completed. The Association must take the proper precautions to have all bushes trimmed back along with the landscaping. Each building should be ready for Contractor prior to starting that building. The Association must understand that if flowers are planted before a building is completed, Contractor will not be responsible if they die during the exterior remodel. Contractor will be laying down OSB to help prevent ruts in the yard. If ruts occur, they will be fixed at the end of the project or when Contractor knows they will no longer be taking that path. Association shall be aware that some grass will probably die due to the summer heat and the amount of foot traffic.

At some point the Contractor will give each owner instructions on how to maintain the decks and condo siding to maintain compliance with warranty terms.

**Interior and Exterior Damage to Items** – According to our Construction Contract, Contractor will not be responsible for any damage or replacement of any personal items that may fall off walls or off tables during the construction process at the condos. There will be normal construction vibration and movement of floors and walls. All condo owners will be responsible for taking the proper precautions, so that no personal possessions are damaged during construction. During the construction of the decks, condo owners or the Association shall remove all items on the decks prior to starting work on that condo. If needed, a condo owner shall contact Mike or Tim to make arrangements for Contractor to help move things off of decks. Contractor will not be responsible for any property left on decks or any damage incurred if Contractor must remove items from any decks.

**Insurance** - Homeowner associations master insurance policy covers the general liability coverage for the association and property damage coverage for the common

areas. Homeowners insurance covers building property not covered by the master policy, personal liability, and personal property (contents). The Association is requesting that each homeowner take or send a copy of their homeowner insurance declaration page to Ley Property Management when they get the chance.