

COMING TO A ROOF NEAR YOU!

We will begin to replace our roofs in early April. Our selected contractor and his crew will be on premises for about two weeks depending on the weather.

On your behalf, The Board solicited bids from three contractors and after a diligent and difficult comparison process, the Board voted to accept the bid that more than met the minimum requirements set forth and at a price that gives us the most “bang for the buck”, in addition too a substantial warranty on the roof and labor.

The contractor will replace the existing 25 year 3-tab shingles with a 40-year GAF architectural shingle “system”. Architectural shingles weigh almost 50% more than 3-tab, and give the appearance of cedar shakes, while providing the performance of asphalt shingles and allowing for 130 MPH wind protection. This will definitely add to the “curb appeal” of our homes.

***Important Note:**

- **Satellite Dishes are not and have not ever been permitted to be placed on the roof or in the common area. If this pertains to you then you have a very short window to have it removed before we do. No additional notice will be given.**
- The upkeep of the storage sheds falls to the owners that have them; this unique opportunity includes the replacement of all storage shed roofs. **This is a one-time repair.** The HOA bears no future responsibility for any maintenance whatsoever to the storage sheds.