

INFORMATION ONLY

Fountain Hill Condo Association

FHCA Board

PO Box 5024

Woodbridge, CT 06525

March 5, 2014

NOTICE OF UNIT OWNERS MEETING FOUNTAIN HILL CONDOMINIUM ASSOCIATION, INC.

DATE: MAY 18, 2014
TIME: 3:00P.M.
LOCATION: JEWISH COMMUNITY CENTER
360 AMITY ROAD, WOODBRIDGE, CT

Dear Unit Owners of Fountain Hill Condominiums:

We, the members of the Board, hope that you are all well and would like to thank you for your patience as we work to move forward with plans for major renovations in our community. As discussed at the meeting held on March 16, 2014, it is time to address the deterioration that has occurred to the buildings at Fountain Hill over the past several years. We have been developing plans to address both the wear that has occurred over time and those issues which are the consequence of poor construction practices at the time the community was built. The ultimate goal is to repair or replace all the exterior components of the buildings, including roofs, windows, siding and decks.

The extensive nature of the proposed project obviously comes with a substantial price tag. Based on the Association's current financial picture and the projected costs of a full exterior renovation project, and as discussed at the meeting held on March 16th, the Board is proposing that the monthly common fee assessment be increased to \$500.00 per unit, effective June 1, 2014. This would be an increase of \$250.00 per unit.

The reasons for this proposed increase are as follows: (1) Common fees have not been raised in the past 15 years; (2) the Association needs to acquire funds for renovations which are needed in the near future, as well as to build a reserve fund for long-term capital improvements. Also, the Board has been conferring with Start Bank in New Haven regarding the possibility of a bank loan to help finance the exterior renovation project. The Bank has indicated that the Association will need to maintain a reserve fund in order to qualify for a loan, although they have not yet told us the amount which the Bank will require us to hold in reserve. Further, in the event that a bank loan is obtained by the Association, we will need to have money available to pay the monthly debt service on the loan. Of course, before the Association enters into a loan arrangement with any bank, the Board will bring the matter back to the unit owners for your review and comment and to ask for your approval to pledge the common fees as collateral for the loan.

Please be assured that the Board wants this process to be as transparent as possible and will do our best to communicate information to you as it becomes available. We are currently assembling quotes from local contractors to get a more definitive idea of the costs of external renovations and to determine the scope of what we will be able to accomplish.

Although we do not have all the numbers in, it is clear that the increase in common fees will not cover the costs of all external renovations. We do know that at the present time, the increase of \$250.00 per unit will allow us to service a loan in the range of \$600,000.00 and that estimates to do the complete external renovation project are expected to be in the range of \$800,000.00 to \$1,000,000.00. While the most efficient option will likely be to complete the entire project at one time, this will likely require an additional assessment in the future. Another option would be to tailor the project to fit within the budget of the revised Association fees; however, the degree to which we would need to scale back plans would need to be carefully evaluated. We wish to emphasize that no final decisions will be made without the Board seeking community input.

ENCLOSED please find a summary of the proposed budget, including a statement of the amount of any reserves and a statement on the basis on which the reserves are calculated and funded.

The meeting Agenda will be as follows:

AGENDA
FOUNTAIN HILL CONDOMINIUM ASSOCIATION, INC.
UNIT OWNER MEETING
MAY 18, 2014

1. Check-in
2. Proof of Notice of Meeting
3. Reading of Minutes of Preceding Meeting
4. Review and discussion of rationale for increasing Association common fees
5. Vote on ratification of proposed revised budget
(Please note that CT statutes provide that the revised budget will be ratified unless more than 50% of the unit owners vote to reject it)
6. Review current information on renovation plan
7. Adjournment

Statement of Proposed Revised Budget for Fountain Hill Condominium Association

Current Annual Budget: **\$48,000**

- \$250 per month per unit x 16 units = \$48,000

Current Reserves: **\$0.00**

Current Operating Capital* (approximate): **\$6000.00**

Proposed Revised Annual Budget: **\$96,000**

- \$500 per month per unit x 16 units = \$96,000

Estimated Reserves† (through end of 2014): **\$20,000**

*Current operating capital does not include negotiated Barretta settlement of \$8500.00. The budget increase for June and July 2014 will be included in operating capital to retire all outstanding debt by June 30, 2014.

†Assuming increased budget effective June 1, 2014. Estimated reserves were calculated as \$250 per month per unit from August through December 2014.

Fountain Hill Homeowners Association

MINUTES

JUNE 26, 2013

6:00PM WHEELER' S RESTAURANT

MEETING CALLED BY	Derek Daigle
TYPE OF MEETING	Yearly Condo Meeting
FACILITATOR	Derek Daigle
NOTE TAKER	Naomi Polanetska
TIMEKEEPER	The meeting was called to order at 6:10pm by board member Derek D.
ATTENDEES	James Capuras, Kalee Sprague, Pat Van Horn, Gina Marsh, Nim Polanetska, Kathy Jones, Larry Heiman, Ruben Palayo, Dov Horowitz, Billy Collins, Mark Hinton Proxy submitted to board by Daphne Evans,

No old items on the agenda.

New Agenda Items:

DISCUSSION	1- PowerPoint presentation by Billy Collins and Mark Hinton outlining various options for repairing and renovating the complex.
CONCLUSIONS	It was agreed that --Since the material had not been presented for consideration prior to the meeting, it was decided to table discussion until the community could look over the material and digest the details. It was proposed, and agreed, that we will meet in one month for further discussion. K. Sprague suggested that the material be placed on an online site that we could all visit at our leisure to prepare for the next meeting. Next meeting in

	one month, same time, same place	
ACTION ITEMS- PRESENTATION TO BE MADE AVAILABLE TO ALL--DISSEMINATED VIA EMAIL TO ALL HOMEOWNERS INVOLVED OR MADE ACCESSIBLE TO ALL INVOLVED VIA A WEBB SITE	DEREK	ASAP
□	Derek	4 weeks

30 MINUTES IMMEDIATE ACTIONS AND DEREK
EMERGENCY REPAIRS REQUIRED

DISCUSSION	2- Immediate repairs needed: Squirrels in the walls of units 412-A and B and other issues needing immediate attention and repairs	
CONCLUSIONS	It was proposed and voted upon that we would also table the above until the new board was elected	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
This topic will be addressed at the next board meeting at the end of July	New board members	End of July

30MIN FINANCES M.HINTON

DISCUSSION	3- Finances: Since no one had seen any financial reports or other information prior to this evening. It was also voted on to set this topic aside	
------------	---	--

	until homeowners were given enough time to peruse and digest the financial reports.		
CONCLUSIONS	Information was distributed about the finances of the condo over past years. The topic was tabled until the next meeting at the end of July, same time, and same place.		
ACTION ITEMS		PERSON RESPONSIBLE	DEADLINE

30 MINUTES

DEREK DAIGLE

DISCUSSION	Election of new board members; The following individuals were duly nominated and voted for by those individuals present at the meeting and Dr. Evans, by proxy		
CONCLUSIONS	James Capuras, president Derek Daigle, treasurer Naomi Polanetska, secretary. All were nominated, seconded and voted for these positions		
ACTION ITEMS		PERSON RESPONSIBLE	DEADLINE
New bank signatories for all condo accounts required ASAP		Mark and Derek	ASAP

All information pertaining to suppliers to be provided to new board	Mark and Derek	ASAP
---	----------------	------

[TIME ALLOTTED] [TOPIC] [PRESENTER]

CONCLUSIONS	The meeting terminated at 7:30pm?? Naomi Polanetska did these minutes. The next meeting is scheduled for July, 24,2013 at 6:00pm at Wheeler' s Cafe		
X			
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	

OBSERVERS	
RESOURCE PERSONS	
SPECIAL NOTES	

Fountain Hill Homeowners Association

MINUTES

MARCH 16, 2014 2:00PM

JEWISH COMMUNITY
CENTER,(JCC)

MEETING CALLED BY	Fountain Hill Condo Association Board
TYPE OF MEETING	Informational meeting addressing state of needed repairs, and discussion around implementation of restoration and financing.
FACILITATOR	James Capuras, Derek Daigle
NOTE TAKER	Naomi Polanetska
TIMEKEEPER	The meeting was called to order at 2:10 by board president James Capuras. The meeting ended at 4:00pm
ATTENDEES	James Capuras, Derek Daigle, Pat Van Horn, Gina Marsh, Nim Polanetska, Kathy Jones, Larry Heiman, Billy Collins, Mark Hinton, Jon Persson, Nazeem Sagheer

Old items on the agenda:

There was a short recap of previous meeting. Enforcement of rules relating to parking issues and late fees.

Guests must park in front of the host's garage. If this is not possible, guest must park on the street. One can negotiate with one's neighbors about using their space when feasible.

Fees for late HOA payment discussed, \$25.

New Agenda Items: Agenda was sent to condo members prior to this meeting. The meeting closely adhered to agenda.

DISCUSSION	1. Discussion about immediate and long-term maintenance and repairs Discussions with our architect, Peter Kaczynski, have been ongoing for quite some time. He is cognizant of the structural issues around this complex. He did a "walk around" in the fall with the board noting problems that are in need of immediate repair. Peter discussed the economies of doing the work at the same time rather than piecemeal, which is much less cost effective. Reports will be emailed to condo members imminently for everyone to see the magnitude of the issues we, as a board, and as a community, are facing
CONCLUSIO	It was agreed that there is no savings in doing repairs piecemeal. We need to

NS	determine how much we can afford and what we are able to accomplish with the funding we can get. Derek and James will continue to interface with the bank about a financing plan.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
The board invites feedback, close cooperation and open communication with community members. Further negotiation is required with the Start Bank to address the financing of this restoration project. Mark Hinton, former president, says that this complex is stabile and without encumbrances and therefore, financing should not be a problem. May have alternate financing option available.	Derek, James		

DISCUSSION	3- Finances: There was a discussion the HOA fees. Everyone agreed that HOA fees need to be raised both to cover expenses, short and long-term and also to build up a reserve fund, which is required to get financing from lending institutions. Expenses were discussed. Most costs are fairly stabile i.e. water, sewer. The problematic expenditures are snow removal and landscaping. Everyone agrees that Berretta, the provider of these services, has been grossly over paid. Mark Hinton reports that there was never a signed contract with this company. Nim Polanetska submitted a proposal for a local grounds-keeper/snow removal company that is both local, highly recommended and substantially cheaper. There was a discussion about the manner in which cash reserves should be Increased: raising HOA fees vs. special assessments. This requires feedback from Association members. Further discussion is required. Derek reports on his negotiation with Start Bank, a local bank that appears to be committed to supporting neighborhood projects of this nature. Derek thinks that around \$600,000 is the ball-park figure that we can handle, the bank would be amenable to loaning us, and that "would get the project done right."
CONCLUSIONS	The issue with Berretta needs to be resolved in light of the information provided by Mark relating to the lack of a contract. We need a consensus relating to how HOA fees might be raised: assessment vs increased fees. It was agreed that raising fees to around \$500 a month is realistic. It was also noted that the repairs will substantially increase property values. In addition, the saving resulting from the repairs: better insulation, better windows etc. will substantially reduce heating and cooling costs and reduce monthly expenditures as an offset to increased HOA fees.

ACTION ITEMS		PERSON RESPONSIBLE	DEADLINE
Continue discussions with bank, Baretta etc.		Board	
Continue to focus the scope of the project with input from the community.			
SPECIAL NOTES	Once feedback is received from homeowners regarding documentation sent, another meeting will be called to vote on the increase of fees, and further open discussion to answer any questions or concerns regarding the future plans of the community.		

Fountain Hill Homeowners Association

MINUTES

OCTOBER 1, 2014

JCC

MEETING CALLED BY	The Fountain Hill Condo Board
TYPE OF MEETING	Special Meeting --business requiring urgent attention.
FACILITATOR	Derek Daigle and James Capuras
NOTE TAKER	Naomi Polanetska
TIMEKEEPER	The meeting was called to order at 7:20pm by The President of the Board, James Capuras
ATTENDEES	James Capuras, Kalee Sprague, Pat Van Horn, Gina Marsh, Nim Polanetska, Larry Heiman, Ruben Palayo, Nazim Kahn Sagheer Proxy submitted to board by Horowitz 420-D, Lerner 414-B, Jones 408-D, Motoe 416-C

Past minutes read by Derek Daigle, Treasurer of the Board.

Motion: President of the Board James Capuras made a motion, seconded by R. Pelayo, to address the agenda out of order and begin with issues numbered 4 and 5, in order to accommodate special guests attending. The motion passed unanimously. Special invited guests were:

Joe Nuzzo from Start Bank, discussed the loan for FHCA renovation project.

Mike Muraca, MJT enterprises, discussed construction scope, materials, and timeline. Construction could start by early November if the loan is moved forward in due time.

DISCUSSION	Joe Nuzzo, Start Bank	
Derek reviewed history of previous thinking around repairs. The scope of the initial proposal was essentially unrealistic. It presented an enormous financial burden that home owners are not prepared to shoulder. The bank helped us to realize “a more realistic and manageable approach to financing our project that the bank will endorse” enabling us to move forward.		
CONCLUSIONS	The bank proposes a 15- year, \$325,000 loan with a fixed 6% interest rate for the first 10 years. There will be a 6 month, interest-only period during the construction phase The bank is also requiring a healthy reserve account to cover emergencies. The current condo fees will accommodate the costs of the loan with no additional increases at this time.	
ACTION ITEMS-	FHCA, START BANK	WITHIN THE NEXT 45 DAYS
All debts are currently retired and we have approximately \$10,000 in our reserve account. At the end of the 6-month, interest only period, the remaining loan amount (after construction costs) will be borrowed to support continuing renovations next year. Approximately \$30,000 will be placed into our reserve account to help meet the bank’ s requirements for the loan. The bank suggested we could close on the loan in the next 4-5 weeks. Based on this estimate, MJT suggested construction could begin mid- to late		

November. We need to get all the documents, as required by law, to bank ASAP i.e., insurance etc. Out of order item: After guests left, Derek made a motion (seconded by Ruben) to vote to accept the loan from the bank. After questions and answers, All home-owners present, and proxies, voted 'YES" to the loan and its terms as put forth by Start Bank. The total of unit owners voting in favor was 12.		

30 MINUTES

MIKE MURACA, MJT ENTERPRISES

DISCUSSION	Mr. Muraca discussed the new scope of the construction project. He brought samples of decking/rail materials for us to examine. It will cost ~\$200,000 for repairs to deck and porches without the extension (which can be added modularly at a later date). The materials (composite/polymer), are warranted for "life." He provided samples to the board for condo members to examine (currently on the from porch of 412-B) Next summer in 2015, the current proposed plan is to address rotted wood, scrape, stain and do other repairs that will both improve the cosmetics of the complex as well as stop the deterioration. In response to questions from Nazim, Mike Muraca said the roofs are "OK for now." In response to a question by Larry, the windows are not part of the current plan but will be addressed. It appears that according to bylaws, the windows are the responsibility of the home- owners—but we could potentially get a group rate or coordinate a window project at a later date. Kalee brought up gutters. Based on the recommendation from MJT, gutters will be examined and replaced as necessary.
------------	---

CONCLUSIONS	Mike Muraca can get a contract to the FHCA Board by mid-October.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
After loan is closed upon, the bank will release funds to MJT to begin construction	Bank, FHCA board	6 weeks

AFTER MR. NUZZO
AND MR. MURACA
DEPARTED, MEETING
RESUMED PER
AGENDA

DISCUSSION	
Nazim raised questions for discussion re: interest on loan. Nazim also questioned who owns the loan. Both questions were clarified by Derek, Treasurer of the Board, and input by the James Capuras, President of the Board.	
CONCLUSIONS	The collateral for the loan will be our condo fees and the loan is being taken by the association, not by individual owners.

DISCUSSION	We will reinstitute fines <i>per our by laws</i> regarding late FOA payments. There will be a twenty-five dollar fine after the 15 th of the month and an additional twenty-five dollar fine <i>EVERY 15 DAYS THEREAFTER</i> . A formal letter will follow to inform residents that this will occur.
------------	---

	We (members of The Board) are encouraging homeowners to make automatic electronic payments scheduled for prior to the 15 th of the month	
CONCLUSIONS	Attendees agreed regarding the necessity to strictly enforce assessment of fines for late HOA fees. Formal letter to homeowners to follow in compliance with legal guidelines in consultation with the FHCA' s lawyer	
ACTION ITEMS		PERSON RESPONSIBLE
Board will consult with lawyer re: proper, legal wording of above letter regarding fees for late payment in compliance with law.		
CONCLUSIONS	The meeting adjourned at 9:00 pm Minutes by Nim Polanetska	

FEASIBILITY STUDY FOR
UPGRADES TO FACILITIES

FOUNTAIN HILL CONDOMINIUMS
NEW HAVEN, CT

PREPARED BY
KOSINSKI ARCHITECTURE, INC.



DRAFT COPY

05-18-2012

FEASIBILITY STUDY FOR UPGRADES TO FACILITIES

TABLE OF CONTENTS

1. Executive Summary.
2. History.
3. Scope of Upgrades - Programmatic Line Items.
4. Anecdotal Evidence.
5. Existing Conditions Observations.
 - Architect's Observations and Recommendations
 - Structural Engineer's Observations and Recommendations
 - Roofing Consultant's Observations and Recommendations
6. Estimate
7. PDD 63
8. Rear Deck Additions.
9. Products.
10. Original Documentation.
11. Notes on Financing and Property Values.

1. EXECUTIVE SUMMARY:

The Fountain Hill Condominium Owner's Association hired Kosinski Architecture to perform a feasibility study pertaining to additions and renovations required for Fountain Hill's sixteen units. Multiple points of failure and differed maintenance items require that maintenance and upgrades to the condominiums' envelopes, including roofs, walls, and windows be addressed.

The study is configured to perform a review of the condominiums' current conditions and to project data for the implementation of a "wish list" of upgrades. The study may then be used as a basis for decision making and for proceeding with the design and construction of upgrades to the condominiums.

Renovation line items pertain to the remediation of differed maintenance of the building's exterior envelope assemblies, including roof, clapboard siding, associated flashing, and to its porches. Windows are to be replaced with higher performance windows. Additions pertain to increasing the size of the rear porches to include deck projections for outdoor living and activities. The goal of these upgrades is to remedy current conditions, secure a low maintenance envelope for decades to come, to enhance function, and to realize increase property values for the condominiums' owners.

Assessment of existing conditions was based on anecdotal evidence, field visits to observe external conditions, and two field visits in which limited 'destructive testing' was performed to reveal conditions not immediately visible on the surface of the buildings. Based on the data available, certain imperatives are apparent in terms of necessary upgrades, but where the extent of required upgrades cannot be made apparent until the time of construction, certain assumptions must be made and or provisions be made in future Owner-Contractor agreements for certain construction allowances or add or deduct components to the scope of the work. In this manner the Association can proceed with a means to cope with unforeseen conditions in a structured manner.

2. HISTORY:

The Fountain Hill Condominiums were designed by Kosinski during the mid 1980s for the developer George Scarveles. Though the complex was designed by the firm, Kosinski was not used to perform Construction Administration services during construction. Based on the certificate of occupancy history, it is apparent that the complex was built between 1987 and 1992. It is understood that multiple owner developers took over the project since the initial development by Scarveles. Accordingly, varying degrees of conformance to construction documentation are evidenced in the condominiums' construction.

The complex was zoned as a Planned Development District (PDD). Acceptance of the Fountain Hill's PDD63 application was obtained in 1987. In tandem with possible required considerations based on adjacent zoning districts, the configuration of the PDD63 development as accepted has established the build-out parameters for the complex in terms of ordinance interpretation.

The complex was designed within a 'contemporary traditional' vernacular, with stepped massing across the sloping site. The condos are configured with gable roof massing in clapboard siding. The overall design was configured to engage the site's primary characteristic, a sloped condition, across which five clusters are laid out, comprising sixteen units. The primary massing elements are augmented by sculptural overhangs and 'bumpouts' characteristic of New Haven's historical residential precedent. The wood framed buildings were designed with industry standard details and construction methodologies. However, construction details in the original construction documents were not necessarily followed, or were followed inconsistently by the developers or builders.

3. SCOPE OF UPGRADES - PROGRAMMATIC ITEMS:

Kosinski Architecture attended meetings in 2011 and 2012 with Mark Hinton, Treasurer, and Association Board Members to define the scope of project program. These meetings resulted in the determination of a 'wish list' of programmatic items pertaining to an array of upgrades to the condominiums' envelope, as well as to rear deck additions, and various site upgrades. The following section elaborates the items defined.

3.1. Envelope - Window Replacement:

- Owner requests new, better performing, thermally efficient, Low E windows throughout.

3.2. Envelope – Wall - Fiber Cement Siding:

- The current cedar clapboards are showing wear and deterioration that in combination with a lack of flashing, the poor implementation of house-wrap, and differed maintenance lead to peeling paint, material failure, leaks, and an overall diminishment of performance. These conditions lead to the need for too repetitive a cycle of repainting and maintenance.
- The goal is to implement a higher performance, correctly installed, low maintenance envelope assembly with a longer lifecycle – likely in the form of fiber cement siding, to be implemented with associated trim, sheathing, flashing and vapor barriers.
- In addition, the possibility of installing a stone or cultured stone product to mask the concrete foundation walls at the garages is to be reviewed.

3.3. Envelope - Roof:

- The current asphalt shingle roof leaks in various zones and key flashing components are either missing or inadequately installed throughout. There are issues pertaining to drainage.
- Remediate roof issues, including all applicable flashing and underlayments, gutter and leaders.

3.4. Porch Updates:

- The porches are experiencing multiple points of failure requiring a high percentage of replacement. These include issues related to framing and structure, roofs, stairs, rails and footings. Based on the extent of damage and incorrect original construction, likely full replacement.
- Rear porches are to be extended for more outdoor living.

3.5. Structural:

- Review and secure chimney anchoring as needed. Miscellaneous and porch structure as required.

3.6. Site Upgrades:

- Install new parking area pole lamps and site lighting.
- Implement new retaining walls to replace the current decaying walls.
- Implement changes to grading in combination with new retaining walls.
- Remediate site drainage and erosion control as required.
- Implement automated irrigation.
- New sod and shrub plantings.

3.7. Electrical:

- New pole lamps and site lighting (noted above).
- Install motion activated site lighting.
- Install surveillance cameras and system.

4. ANECDOTAL EVIDENCE: (DRAFT – please provide feedback)

Based on feedback from Owner:

- Note Issue Type and Specific Issue.
- Note Unit Number and Location within Unit.

4.1 ROOFS:

- Re-roof:
 - A reroof was implemented in 19(xx), entailing the addition of a new layer of asphalt shingles over the existing. Multiple problems have been reported since that time, indicating issues with the re-roof in addition to any prior noted problems.
- Leaks:
 - Front porch roofs leak into entrance foyer areas.
 - Ice dams noted at porch and main roof side-wall zones.
 - Ice dams form when heat escaping from the building warms the roof sheathing and melts the underside of the snow on the roof. Water trickles down the roof until it reaches the cold roofing over the eaves, where it freezes. Ice buildup at the eaves then forms a dam and creates a reservoir of water that can back up under the roof shingles and leak into the house. Solutions:
 1. *Seal air leaks between the warm interior and the attic or cathedral ceiling.*
 2. *Add more ceiling insulation.*
 3. *Improve ventilation between the top of the insulation and the roof sheathing.*
 4. *Install self-adhering, waterproof roof underlayment.*
 - Water incursion has been noted from the main roof into various areas within the condominiums.
 - This is likely due to inadequate or faulty flashing and roof to wall junctures, especially likely at the sidewall junctures and through-roof accessory penetrations on the main roofs.
- Work performed:
 - Grace Ice and Watershield installed at Udo's unit.
 - Sidewall flashing installed at spot locations at certain units.

4.2 WALLS:

- Note anecdotal evidence of previous exterior wall failures:

4.3 WINDOWS:

- The Owner indicates a lack of thermal performance in terms of heat gain and drafts associated with the current window installation. This may be due to both the model as well as its installation.

4.4 DOORS: Needs anecdotal evidence if applicable.

4.5 SITE:

- Drainage Issues:
 - Drainage: Water incursion into the garages noted at some units.
 - Water drainage an issue on site, leading to soil erosion and displacement.

5. FIELD OBSERVATIONS

Architect's Observations: Based on observations made during field visits performed on 12-2-11 and 12-22-11, the following are listed by category in reference to the programmatic items list. Field visit notes follow this section showing photographic evidence and references to the items listed below. The items are listed with according proposed remediation solutions. These solutions are reflected in the Preliminary Estimate of Probable Construction Cost presented later in the study.

5.1 EXTERIOR WALLS:

- *Termite Shield:* Observed to be installed throughout complex.
 - Solution: Install additional in any areas if not currently covered.
- *Clapboards:* Clapboards show varying spectrum of integrity to failure, from warping and cracking to more extensive dry rot or similar extensive erosion of material. Certain areas show more intense erosion, typically those areas where the clapboards are exposed to more moisture or poor moisture management. The improper installation of clapboards has led to an over incursion of water causing paint failure and the need for too frequent a cycle of repainting. This has increased maintenance costs and aggravation at the condominiums.
 - Solution: The reinstallation if not replacement of much if not all clapboards is advisable, including other exterior weather barrier assembly wall components, such as house-wrap and flashing. This is in accord with the Owner's directive to replace all clapboards with a low maintenance solution, such as fiber-cement clapboards.
 - Due to the condition of the existing clapboard, it is unlikely that boards could be re-used should the Association wish to again use wood clapboards.
 - Fiber-cement clapboards will be specified to be installed per manufacturer's guidelines in order to achieve the manufacturer's 20 or 30 year warrantee.
 - In addition to the standard manufacturer's details for installation, we will likely suggest the use of a layer of exterior rigid insulation and furring strips in order to increase wall performance.
- *House-wrap:* Based on the destructive testing performed, the application of house-wrap has been found to be inconsistent. This condition can lead to poor moisture management across the depth of the wall assemblies and increase the possibility of the formation of mold within the assemblies, as well as lower the assembly's ability to perform in an energy efficient manner.
 - Solution: We suggest the *complete replacement of house-wrap* at the condominiums. Partial replacement leading to gaps and holes defeats the purpose of the house-wrap and would be counter-productive. In terms of construction, it will probably be easier to apply new throughout. House-wrap will be required as a standard assembly component in order to obtain the manufacturer's warrant for the clapboard product. The wrap will be applied to the exterior finish of sheathing, or if installed, the exterior finish of a layer of rigid insulation.

- *Flashing:* The predominant condition at the exterior walls is that flashing is missing or inadequately installed. Such conditions tie into roof, window and door junctures, as well as to key areas of weather barrier installation, including the base of walls in certain areas. Flashing inadequacy leads to the likely incursion of water and is likely a major reason for leaks as noted anecdotally.
 - Step Flashing: The lack or improper implementation of sidewall (rake) step flashing at the roofs – especially the porch roofs and upper roofs seems to have led to leakages. The installation of a re-roof that likely did not make adjustments for such flashing may have exacerbated problems at the upper roof levels where extensive exposure to wind driven rain predominates.
 - Solution: Implement industry standard step flashing throughout at applicable roof to wall junctures. Because of the intent to fully replace all clapboards this is a highly appropriate time to perform this upgrade.
- *Sheathing:*
 - Based on the (limited) destructive testing performed, a limited percentage of plywood sheathing failure was evidenced. Depending on the nature of the wall surface in terms of sun orientation, exposure, drainage, etc. varying levels of sheathing failure can be expected. Original exterior details were not followed in certain areas and the provisions for water management thus not implemented.
 - Solution: We suggest that an allowance be provided for the replacement of roughly 20% of sheathing to be incorporated into the GC's contract as an add or deduct component of the contract. The GC would then base the extent of replacement upon conditions found during demolition of existing clapboards.
 - Certain areas such as the base of walls at the garage entrances are sorely lacking in adequate or correctly installed sheathing. Inner corners and wall areas of the kitchen overhangs have experienced a greater than average level of failure.
 - Solution: The architect will provide a set of details to be used by the GC to remedy these and other like conditions. These details will stem from industry standard approaches in tie into the manufacturer's specifications. The GC will follow clapboard and trim manufacturer's warranty driven specifications for installation.
- *Insulation:*
 - Based on the (limited) destructive testing performed, varying degrees of batt insulation conditions exist at the exterior walls. Limited (possible) failure mold conditions are indicated in areas where water is incurring through failures in the exiting envelope.
 - Solution: The GC will spot check each primary area of wall addressed by the renovation for house-wrap, sheathing, flashing and according problems with the associated wall insulation. The GC is to then replace with new batt insulation

per manufacturer's guidelines. The GC then installs new sheathing, house-wrap and flashing.

- We suggest that a 1" layer of new layer of exterior rigid insulation be installed (house-wrap applied to exterior face). In this manner, current conditions are remediated and the weather tightness and R Value of the buildings are increased.
- *Trim:* The current façade design makes extensive use of trim, including corner boards and skirt boards. A spectrum of conditions from more intact to decayed exist. All trim will have to be removed from the facades in order to address the base for the new clapboards. It is not likely that the trim will be able to be re-used. A composite, fiber cement or PVC product has been indicated for use by the Association in order to achieve greater longevity and lower maintenance. This is corroborated by industry practice.
 - Solution: Replace all trim with the Azek trim product line. It is understood that the Azek line is easier to work with and has more extensive profiles than fiber cement products.

5.2 ROOFS:

Main Roofs:

- *Shingles:* Roof shingles show various degrees along a spectrum of integrity and failure across the roof zones and units.
 - Solution: A percentage of shingles need to be replaced based on the removal of existing in order to implement flashing at all sidewalls, headwalls, chimney surrounds and other applicable areas. A percentage of shingles will need to be replaced where existing shingles will be removed at eaves, rakes and peaks in order to install new Ice and Water-shield. In addition to any shingle specific failure, the extent of existing shingle removal required in order to accomplish these essential roof upgrades may militate for complete shingle replacement.
- *Roof Sheathing:* Roof sheathing has to date not been observed via destructive testing. Based on external visual evidence, however, some degree of failure has been indicated or implied by dipping in certain areas which have been made prone to water drainage problems due to a lack of adequate gutters and leaders.
 - Solution: A percentage of sheathing replacement can be assumed within the base construction budget with an add allowance built into the contract to allow for unforeseen areas requiring replacement.
- *Roof Flashing General:* Roofs lack flashing or correct flashing details, except on the low percentage of areas that may have been addressed by recent fixes. Previous re-roof may have negated effectiveness of any prior flashing implementation.

- *Sidewall Flashing Condition A:* Flashing issue: Based on anecdotal evidence and limited destructive testing, it is apparent that sidewall stepped flashing is almost non-existent. This has been remedied recently in a few limited locations where the maintenance contractor has installed new step flashing.
 - Solution: Install new, metal step flashing throughout in conjunction with the application of Ice and Water-shield or similar peel and stick product.
- *Sidewall Flashing Condition B:* Shingles butt sidewall clapboard finish directly, thereby providing no or inadequate separation on the roof-plane. This direct abutting of the base of the clapboards at the sidewall/rake juncture also indicates a lack of vertical spacing on the vertical plane of the sidewalls. This diminishment or elimination of space between roof shingle and underside of clapboard may have been caused by the previous re-roof which placed new shingles on top of existing shingles.
 - Solution: Raise base of clapboards to industry standards and product installation guides for type of clapboard used (1-2" likely).
 - Install metal step flashing per industry standards in combination with peel and stick underlayment.
- *Valley Flashing:* The asphalt shingles at the condominiums are installed with 'Closed Cut' valleys. If installed correctly this method is considered acceptable by the NRCA. With a roof pitch greater than 5 in 12", the application at Fountain Hill can be considered acceptable. In theory, open cut valleys, properly installed, provide greater durability. Depending on the findings of the roofing consultant, we can provide more comment. What needs to be determined is whether or not Ice and Water-shield was installed in the valley below the shingles, per industry practice.
- *Insulation:* (Condition to be determined upon further examination, both exterior and interior. Access must be made to view the eave condition to understand the manner in which the eave is insulated – which may be leading to ice dams. Attic and or roof insulation needs to be reviewed in order to make proper roofing recommendations.
- *Soffit and Fascia:* Soffits and Fascias appear to have various levels of integrity.
 - Solution: During construction of other elements, it is likely that soffits and fascia will need to be removed and replaced with new. Soffits and fascias will need to coordinate with whatever siding method, trim method and insulation method is determined for the project – thereby indicating full replacement.
- *Roof Underlayment:* Condition to be determined upon further examination.
 - Should full roof replacement be considered, then underlayment to be replaced throughout.

- *Ice and Water-shield*: except for limited repairs performed recently, the understanding is that little if no peel and stick under-layments are installed at key eave, rake and peak areas.
 - Solution: These areas are to have Grace ice and Water-shield installed per manufacturer and industry standards.
- *Gutters and Leaders*: Undersized gutters and leaders have been observed throughout. Gutters and leaders are missing in key areas. This lack of structured drainage is evidenced at adjacent walls and lower roofs which show levels of failure.
 - Undersized gutters and leaders observed. Note size.
 - Gutters and leaders missing at certain points in rooflines.
- *Leaks*: Roof leakage was observed during a site visit at unit 5A, and are considered to represent typical possible roofing issues. These leaks included the incursion of water at the front entrance vestibule landing and at areas on the second floor towards the center of the floorplan.
 - The vestibule leaks can be attributed to inadequate or improperly installed flashing at the sidewall condition of the porch roof.
 - The internal leaks are likely caused by the improper sidewall condition of the upper roofs described above, or due to the improper flashing of through-roof accessories.
 - Solution: Follow solutions indicated for roof flashing noted above.
- *Lower Porch and Bumpout Roofs*: All above applies. The issue of a lack of correctly installed flashing takes on added importance for porch and bumpout roofs due to the relationship and potential movement between elements of the main building and the porches. This has been evidence by various anecdotal evidence, including leaking viewed on site at the entrance of unit during site visits.
 - Solution: New headwall, sidewall, window and door flashing to be installed as required per industry standards and manufacturer's warranty details.

5.3 WINDOWS:

Existing windows are the original, Andersen 200 Series casement windows.

- Verify 1 or 2 panes current. Verify vinyl or metal clad current.
- Solution: Based on the Owner's request for a more thermally efficient, better performing window, new, double pane, low E, metal clad wood casement windows are to be specified.
 - Add or deduct options can be placed in the bidding documents in order to dial in levels of performance applicable within budget parameters, including: vinyl clad option, solar ban 70XL performance glazing, Argon Gas filled voids, triple pane, integral internal microblinds.
 - Possible manufacturers include: Andersen, Pella, Marvin, Loewen, and Jeld-Wen.

5.4 SOFFIT OVERHANGS:

- The Soffits (undersides) of kitchen overhangs and bump-outs are potentially at issue throughout. Limited destructive testing on site specifically revealed trouble at the underside of the kitchen overhangs. On certain units, plumbing located within the overhang's cantilevered joists, may have leaked and may have experienced issues with freezing. This has resulted in moisture problems in that area, including the promotion of mold in the batt insulation. It is assumed that plumbing has not been installed in the same configuration at each cluster's kitchen overhang, so each applicable unit needs to be opened up and reviewed accordingly. Due to possible flashing failures at window bumpouts at both roofs and windows, water may have penetrated the walls of these elements and travelled down to the soffit area, again possibly causing the insulation to become compromised in those areas.
 - Kitchen Overhang Solution: Overhangs at the kitchen overhangs need to all be opened and examined. If possible, it would be helpful to raise or move plumbing located between the bumpout joists. If the plumbing is to remain, either of two approaches may be pursued: 1) install closed cell Icynene foam throughout the joist zone so as to safeguard against water incursion and provide superior R values, or 2) replace the existing batt insulation with new and also provide a layer of exterior rigid insulation to increase protection from freezing. Either scenario will require that a highly insulation access panel be constructed below any pipes that may remain between the joists. The space between joists with plumbing to remain would have batt insulation packed around the plumbing and then rigid insulation placed on the inside and potentially outside faces of the access panel door.
 - Bumpout Solution: Remove all existing soffit panels and check the condition of existing insulation. Option 1: replace existing batt insulation with closed cell Icynene foam insulation. Option2: replace existing batt insulation with batt insulation with batt insulation and a layer of exterior rigid insulation.
 - Above solutions should increase the energy efficiency of the units.

5.5 PORCHES:

Both the front and rear porches have a number of issues that require remediation:

- *Footings:* A number of porch posts miss their concrete footing piers below and are currently sistered to them in an inappropriate manner in order to gain vertical support. A number of the concrete footing piers are set with their uppermost surface below grade. This condition causes the base of the wood posts to be at or below grade – which is unacceptable. This condition causes moisture to penetrate the posts and cause damage.
 - Solution: Depending on the exact rebuild of certain porch elements such as the replacement of the 4x4 front posts, a certain percentage of concrete piers will remain un-aligned. Those piers should be re-set to correctly align with post locations.

- **Wood Framing:** A number of problems pertain to the wood framing at the porches, including:
 - Tie Beams: The tie beams at the front porch gable fronts were installed without the caps noted in the original construction document details. This has likely accelerated the decay of the wood to the extent that the tie beams are currently experiencing dry rot.
 - Solution: The tie beams should be replaced as soon as possible with a cap or drip edge installed so as to protect the beam from decay.
 - Front Posts: The posts at the outer corners of the front porches are not continuous from footings to the roof. They break at the deck and are not aligned. Besides not following the drawings, this causes a second break in the vertical load paths in addition to the misalignment at the piers below, and by creating a break at the decks, another opportunity for moisture to wick at post ends is created – in this case from the base of the upper segment that rests on the decking. If the posts are to last for another 30 years, it is strongly suggested that they be replaced.
 - Solution: Replace the posts with continuous posts, per the drawings, to be set in correct alignment with the concrete piers below, and to support the deck via the appropriate Simpson Strong Tie hangers, anchors, and straps.
 - Treated lumber: So far as is apparent, the current framing is not pressure or chemical treated. That is not current practice.
 - Solution: All framing lumber to be replaced must be pressure treated.
 - Joists: Joists are generally in good condition but are either toe-nailed in place or nailed to a ledger board. This method of anchoring is unacceptable.
 - Solution: Re-frame the joists using the correct hangers. (acceptance of current joist lumber TBD).
- **Decking:** The current decking is painted and peeling. (Treated status TBD) Per the Owner's request, new composite or more long lasting deck to replace the current decking.
 - Solution: Install new composite or longer lasting, lower maintenance decking.
 - Products (list).
- **Stairs:** The current stairs are in typically in poor shape pose a danger to the condominium inhabitants.
 - Solution: Replace as soon as possible.
- **Rails:** Porch rails in general are in poor shape, but especially at the stair and landing positions, where the instability of the railings is dangerous.
 - Solution: As part of the effort to increase property value, and to implement assemblies that will be longer lasting and require less maintenance, it is assumed that all rails will be replaced with a composite or PVC based railing system. In this case, in order to stay in keeping with the current aesthetic, it has been determined that a system such as the Azek 'Reserve' railing makes sense as an applicable product.

5.6 SITE:

- The existing heavy timber retaining walls rotting out.
 - Solution: Based on existing conditions the need for new retaining walls is indicated. Based on owner indications, reconfigurations of retaining wall locations and heights are applicable.
 - Replace existing timber retaining walls with new, stone-like appearance, block retaining walls.

Architect's Field Report

Project: Fountain Hill Condominiums Renovations.

Site Visit Date: 12/02/11

Present at site:

- Peter Kosinski, Jr., Kosinski Architecture, Inc.
- Edgar Contreras (Doscosi?), Contreras Construction Inc., LLC
- Contreras Construction Staff

Work in Progress:

- NA

Observations:

The following observations are not definitive or complete, but note a partial list of line items to be added to the overall picture of facility existing conditions. The observations listed below demonstrate conditions as found by Kosinski Architecture on December 02, 2011 requiring remediation, noted while visiting the site with the condominium's contractor. These observations are listed in order to provide the Condominium Association with data regarding existing conditions in order that it may proceed with decision making for future renovations. Field report data will be included in the architect's feasibility study report. This document lists conditions as found only, not proposed solutions.

- Front Porches:
 - Structure: Rotting away, constructed incorrectly.
 - Beams: Rotting to the point of dry rot. Beam cap not installed per drawings. Rotted wood at beam can be pulled away with ease by hand. Lack of cap or flashing is causing condition. Condition typical throughout complex.



- Posts: posts not constructed continuously vertically per drawings. The sections of posts as constructed are constructed in a non-continuous manner. This non-aligned condition does not transfer vertical load path correctly and compounds the issue of posts not hitting concrete piers below.



-
- Joist Hangers: Joist hangers not used or not employed correctly. Inadequate nailing used with inadequate or no ledger boards.



- With ledger board.



- No ledger board.

- Railings: Rotting.



- Stairs: Not plumb.



- Trim: Rotting out.



- Paint: peeling to reveal wood beneath.

- **REAR PORCHES:**

- Porches: Pulling off of main building, including roof.



- Structure: in disrepair.
- Trim: in disrepair.



-

- Stairs: falling down or off porch, stairs not plumb.



- Posts: Posts do not hit concrete piers below and rest of earth. Posts are not installed per drawings in that they are not continuous. Post lower and upper portions are misaligned as installed. Examples include posts sistered to hit concrete piers and posts resting on earth.



-

- **ROOFS:**

- Soffits: soffits and soffit vents in disrepair.



- Lack of Sidewall, step or counter-flashing typical. Roof shingles butt sidewall without adequate spacing typical except for roof areas remediated by contractor.



- **FACADE/ENVELOPE:**

- Problematic base trim termination, requires flashing. Structure sitting on steel plate that is deteriorating.



-

- Trim: Inadequate distance between wood base trim and grade, lack of flashing is causing (excessive) deterioration.



- Flashing: Missing flashing at base of clapboards and trim typical throughout.



○

- Trim: incorrect installation is leading to water damage and rot.



○
○



○

- **DRAINAGE:** Leaders terminate before reaching drainage at grade; subsurface drainage not always available at grade; surface drainage not adequate or problematic (view during weather event).
 - Site Drainage: anecdotal and visual evidence of poor drainage at parking and adjacent building base.



- Leaders: Do not terminate at subsurface drain points – discharge roof drainage to parking lot. Will likely lead to icing conditions during winter.



- Leader: Terminates before reaching drainage point at grade.



- **SITE:**

- Retaining Walls deteriorating.



Prepared by: PEK

Architect's Field Visit Notes:

Project: Fountain Hill Condominiums, Renovations
Date: December 22, 2011.
Time on site: 2 hrs 50 minutes, 9:05 AM to 11:55 PM.
Personnel on site:

- Contractor: Edgar, staff.
- Owner: Mark Hinton.
- Kosinski Architecture: PEK.

Observations:

Condition Type A: Inside Corner Sheathing.

- Location: Unit 16 C right side of garage:
 - Contractor pulls clapboards to in order to observe an instance typical of a tight corner condition between a garage door or window trim and an inner corner in building. This type of tighter, inner corner condition requires correct house wrap, flashing, roof drainage, etc. in order that the building envelope perform correctly. As observed below, the envelope implementation is insufficient to a degree resulting in localized sheathing failure.
 - No housewrap is found in place.
 - The sheathing is moist and soft, and ½" or greater gaps are found in the sheathing.
 - Potential moisture in insulation. Add projected percentage based on condition type for wall insulation allowance.
 - Likely solution to include sheathing replacement, house-wrap, base trim and sheathing termination flashing. Add projected percentage to sheathing allowance



Condition Type B: Base Trim.

- Location: Trim 90 degrees from and adjacent to unit 16 C garage.
- The base trim pulls off the building with little effort by hand – indicating inadequate fastening and failure of substrate.
- The sheathing is found to be most and soft.
- Flashing terminates above trim board but no flashing, water management or termination assembly is found below the trim to inhibit water wicking up into the envelope from base of sheathing.
- House wrap is found partially installed in the local area, likely correlating with previous partial clapboard replacement.
- The gap between the base of the sheathing and the top of foundation indicates a lack of overlap and incorrect termination of envelope.
- Green discoloration below base trim indicates local moisture issues.



Condition Type C: Window Protection.

- Location: Window at unit 408D.
- Plywood sheathing below window found to be soft and damp.
- Likely solution to include cutting back and replacing plywood 24 inches to adjacent stud, remove sheathing to adjacent building corners, check and replace insulation as required at windows.



Condition Type D: Building Outer Corners.

- Metal posts found at garage corners typical throughout.
- Gap found at base of sheathing exposing post base plates to weather.
- Area adjacent to metal column fully open with no insulation. Gap between wall base interior exposes garage interior to weather. Lack of blocking observed between building corner trim and stud wall. Local studs found floating.
- Solution to include:
 - Provide blocking as required to secure sheathing and trim to concrete wall.
 - Implement base trim and sheathing blocking, flashing termination in order to secure metal column and wall cavity. Implement wall insulation. Secure garage interior from the exterior.



Condition Type E: Porch Steep Sloped Roof sidewall step flashing.

- Roof sidewalls have inadequate step flashing typical throughout. At front porch roofs this is causing leaks at front porches and entrance hallways at the interior.
- Solution: Install step flashing install grace ice and water shield as required.



Condition Type F: Bumpout Base Trim.

Location: Base of sidewall at unit 416D kitchen bumpout.

- Trim boards and sheathing behind are rotten, mouldy and smelling at 416D kitchen bump out.
- This is assumed to be a typical condition at all kitchen overhangs. Replace throughout with correctly detailed and flashed installation throughout, typical.



Condition Type G: Lack of Gutters.

- North side units especially lack roof gutters typical. This condition leads to roof component failure.
- Solution: Implement gutters and leaders that lead directly to subsurface drainage points.



Condition Type H: Porch Beam Failure.

- Beam on unit 420 portrait rotted out. Condition found to be typical based on construction detail of beam cap not being implemented at any porch.



Condition Type I: Unit 414 A Interior Leaks.

- Leak in kitchen ceiling.
- Leak in bathroom ceiling.
- Leak at front entrance due to porch roof failures. Assumed lack of flashing.
- Contractor believes that roof failures due to collar failure at PVC pipe penetration above leaking areas in 414A.



Condition Type J:

Unit 414A window trim rotting out.

- Wood at window rotting out. Additional easily removed by light abrasion.



Condition Type K: Garage Ceilings.

Location: Garage ceilings at interior.

Observed: Openings in ceiling observed, verify type of gypsum install.

Solution: Implement rated gypsum ceiling to code at all units.



Condition Type L: Garage Soffits.

Location: Kitchen Soffits at Garages.

Observed:

- Insulation at kitchen soffits damp and with some mold.
- Owner provides anecdotal evidence that pipes typically freeze in this area and that he has installed electric heat tape.
- Possible solution: Icynene MD-C-200 Closed cell foam at all cells except for the one with the plumbing in order to mitigate any moisture issues and in order to achieve a higher R value. Install fully gasketed removable access panel at plumbing cell with 2" rigid foam board or Icynene MD-C-200 closed cell foam with profile of plumbing cut out. Possible relocation of kitchen supply plumbing.



Condition Type M: Upper Soffits.

- Soffits and Soffit Vents Rotting throughout – typical.
- Replace with new soffits and soffit vents per system chosen.
- Install larger gutters, typical.
- Verify that attic venting baffles are in place in attic to bring vented exterior air to roof ridge. Verify attic insulation. Attic insulation installation or lack of insulation could be contributing to roof problems.



Condition Type N: Porch Roof sheathing failure.

- Condition: All areas where roof leaders release to lower roofs show some level of failure at the lower roof.
- Solution: Run roof leaders directly to drainage points at ground or to splitters above those drainage points. Replace shingles, check for sheathing and structural failure or give in those areas in order to determine replacement.
- Change gutters two and leaders to 6 inch gutters and leaders.



Condition Type O: New porch rails required throughout, typical.

Condition Type P: Chimneys.

- Owner indicates that a chimney has toppled over at it's base and general concern regarding chimney stability. Owner enquires as to height requirement for chimneys. Owner indicates that recently a roofer has worked on chimneys. When PEK asks for specifics, Owner contacts last roofer who has interacted with chimney. Roofer indicates that cladding only was dealt with.
- KA to check structural drawings and verify chimney anchoring on site in attic(s). KA to verify chimney flashing and accessory penetration with roofing consultant or Edgar. KA to check attics for visual confirmation of anchoring condition.

Condition Type Q: Basement mechanical room venting.

Location: Basement level mechanical vents typical.

- Owner asks why there are vent openings at basement. PEK replies that they were put in place to provide air exchange for the mechanical rooms. Owner asks if vents can be plugged or replaced with windows.
- KA to review code for venting of mechanical rooms.



06-01-12

Front Porch Survey

As an addendum to Chris Marseglia's porch study document, Kosinski performed additional site visits (5-29-12, 5-30-12) to survey the front porches. Please see our related notes following.

www.kosinskiarchitecture.com

Because certain current conditions at the porches do not meet industry or code standards for construction quality, we believe that it is necessary to note these areas in our study. For reasons of safety, construction longevity, maintenance, and aesthetics we suggest addressing the porch issues as part of the current envelope renovations program so as to leverage the funding and construction activities associated with that project. In addition, because the porches are affected directly by the façade renovations, it makes sense to address the porches concurrently. Most likely, work on the porches will trigger code issues pertaining to a pervasive lack of correct anchoring of structure at the porches. As noted previously, the most likely solution will be to retain the roofs by shoring and bracing them in place, while replacing porch components below. The existing concrete footing piers can be kept if they are in correct alignment with the installation positions of new wood columns. If not, they will need to be replaced. We suggest the installation of new post base anchors throughout.

Below please find our notes organized by porch construction component type, and then by porch per the site visits.

Notes Categorized by Type: Basic components of the porches' construction include the following:

- Columns (posts).
- Ledger Boards.
- Rim Joists.
- Joists.
- Stair Stringers.
- Decking and Stair Treads.
- Anchors, Ties and Fasteners.
- Roofs.
- Rails (include newel posts, top and bottom rails, balusters).

Typical Existing Conditions - Wood Columns: Three primary column location types exist: 1) columns located at the outer corners of the porches, 2) inner columns located adjacent to the stairs, 3) inner columns located on center of the stair stringers. All three location types have issues typical to them.

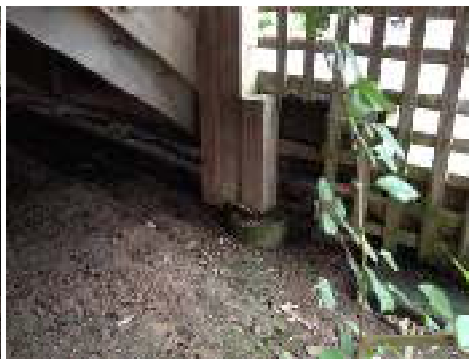
Typical conditions at inner and stringer position wood column connections to the concrete, frost protected footing piers are as follows:

- Typical condition 1A: **The 4x4" wood columns are not center-aligned on the concrete footing piers below, and do not connect to the piers' strap anchors.** This off-centered condition predominates, with either no anchoring or only partial anchoring implemented. The primary reasons for center alignment and the connection to anchor straps is to resist uplift, and to resist lateral loads caused by various loading conditions, including live loading due to porch occupancy. This typical lack of adequate anchoring is not unacceptable per code, nor for the goal of implementing low maintenance, 30 year construction.
 - Solution: During renovation construction of the porches, determine whether or not center alignment of the new wood posts can be achieved with the existing concrete footing piers. If center alignment can be achieved, remove old anchoring mechanisms and install new on center. If center alignment of wood posts cannot be achieved, then remove the existing concrete piers and construct new piers based on the

- Typical Condition 1B (less typical) : **The 4x4” wood columns are center-aligned on the concrete footing piers below, but are not fastened to the piers’ strap anchors or are not fastened correctly.**
 - Solution 1Ba: If existing anchor is in acceptable condition, install correct fasteners to new wood post. Remove existing fasteners if any are in place (typically common nails) and replace with correct fasteners.
 - Solution 1Bb: If the existing anchor is not in acceptable condition, remove the existing anchor mechanism, install a new Simpson Strong Tie post base anchor and fasten accordingly.
- Typical Condition 2: **The wood columns do not connect to the concrete piers, and rest on grade.** This is an unacceptable condition in that there is no possibility for correct anchoring. Vertical loads are not transferred correctly to the footings below. This can result in damage to the primary structure and to the porch roof (as evidenced recently at the back porches) to which the porches are attached because of the resultant inevitable movement of a porch not resting on footings. Because the columns are not anchored correctly, they are subject to possible adverse lateral loading and uplift forces. Because the wood columns rest on the ground, moisture wicks at the column bases and future moisture damage is inevitable. One typically finds additional members sistered to the primary columns in an attempt to hit the piers below, but these connections are slipshod and do not transfer loads appropriately, are not adequately anchored, and are showing various levels of decay caused by moisture. Almost all of the sistered instances displayed excessive moisture although atmospheric conditions were dry during observation.
 - Solution: During construction, the GC will determine whether or not the new wood posts will align on center with the existing concrete footing piers. If they do align, then install new post base anchors as required. If they do not align, remove the existing concrete piers, install new concrete piers and post base anchoring mechanisms on center alignment with the new wood posts.



○ Post off of pier condition.



Post off of pier sistered condition.

- Typical Condition 3: **The wood columns are partially resting to the edge of the piers, and are sistered to another wood member in order to make full contact with the piers.** This is unacceptable in that it is difficult to assess whether such an ad hoc sistered condition meets vertical, lateral and uplift load resistance. This is compounded by the fact that none of the post base anchor flanges have been correctly engaged with acceptable fasteners. When proximal to grade, this condition is prone to moisture damage as well by the member that overhangs the concrete pier or rests completely outboard of the pier.
 - Solution: During construction, the GC will determine whether or not the new wood posts will align on center with the existing concrete footing piers. If they do align, then install new post base anchors as required. If they do not align, remove the existing concrete piers, install new concrete piers and post base anchoring mechanisms on center alignment with the new wood posts.

- Typical Condition 4: **The top of the concrete footing piers is at or below grade.** As is evidenced at a number of the porches, this condition leads to moisture damage at the base of the piers and eventually leads to rot and potential structural damage or failure. Industry best practice is to place the top of the piers at least slightly above grade, typically recommended at a 6". The architect's original drawings indicate a 6" clearance from grade. Achieving a positive dimension above grade is critical to achieving the goal of a low maintenance, 30 year installation.
 - Solution: Install new concrete piers as required.

Outer Column Typical Conditions:

- Typical Condition 5: **The outer wood columns were not constructed continuous from the concrete footing to the underside of roof,** as shown in the original drawings. Instead, the columns are constructed in two parts, the upper section resting on the outer edge of the porch decking on the porches. The lower sections are not aligned with the upper sections. For a goal of 30 year construction, this is not an acceptable configuration for the upper section. Because of the lack of alignment between upper and lower column sections, correctly aligned vertical load paths are not established. In addition, there are no discernible anchors fastening the columns to the decks. This is detrimental for adequate resistance to lateral and possible uplift forces. In addition, moisture will inevitably wick from the bases of the upper sections where they make contact with the wet deck surface – leading to future structurally relevant damage to the bases of the upper sections. Such moisture can also attract insects such as carpenter ants and termites.
 - Solution: Install a continuous 4x4" wood column per the original drawings with rim joists attached accordingly. Determine in field whether or not new posts align from existing roof connections to the concrete footings below. If they do not align, replace footing piers to meet correct alignment. An allowance should be provided for this contingency.

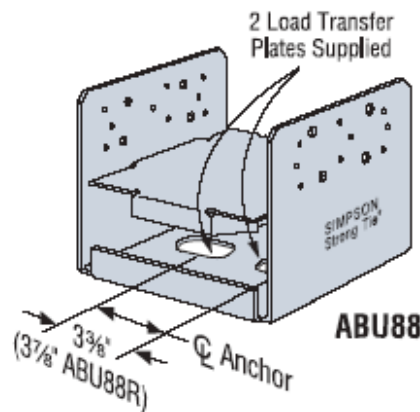


○ Out of alignment corner post condition.

- Typical Condition 6: **The lower sections of the two part, outer, wood columns rest directly on grade level concrete (stair slab base) or on grade without anchors or correct anchoring.** Moisture damage is evident at the bases of the outer columns throughout the complex. This damage is evident to the extent that one can push the wood in or pull it out with one's fingers at certain column bases. If there are post base anchor ties at the column base locations, their flanges are typically turned down or are not aligned with the columns for anchoring. Wood posts should ever sit directly on the ground or surface at grade that will remain moist over periods of time.



-
- Solution: Install full height columns from slab at stair or concrete footing piers to the underside of the roofs. Install new, dry concrete installation, 'standoff post bases', such as the Simpson Strong Tie ABU series bases. These anchor bases are installed as retrofits for existing construction. These will supply the required base anchoring and raise the base of the posts off of the ground, thereby mitigating moisture issues and allowing for the post bases to dry correctly.



-
- Above: Example of Simpson Strong Tie 'Standoff Post Base' that raises the end of the post off of grade.

Ledger Boards:

Based on the limited observable condition of the Ledger Boards, they seem in decent condition. However when they are further exposed during construction, their condition will be made more apparent. If they are not pressure treated, it is best practice to install pressure treated lumber. In addition, the extent of flashing and the condition of board to wall connection sites are not readily apparent without the removal of adjacent construction assemblies. During construction, the GC should examine existing ledger boards and adjacent construction and notify the Owner of their condition and replace as required. An allowance should be provided for this contingency.

Joist to Ledger Board Connections:

Currently the joists are toe-nailed into the ledger boards. This is unacceptable per code, is potentially unsafe and does not meet best practice criteria. Though this may be a grandfathered condition, it is unsafe in terms of handling possible lateral loads being applied to the porches – imagine a large party inhabiting a porch and the joists coming loose from the wall connection. This happened at a home in the area a few years back. Once renovation work commences on the porches, they will be subject to the current code: **IBC 2003 - 1604.8.3 Decks**. 'Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment **shall not be accomplished by the use of toe nails or nails subject to withdrawal.**'

Solution: Install appropriate joist hangers with appropriate fasteners at all joists. If the existing joists are not pressure treated, they should not be re-used. The current notched joists would likely have to have their notches cut back flush – thereby rendering them too short to be used in conjunction with new joist hangers.



- Toenailed Joist Connection Typical Condition.

Stringers:

- Replace existing stair stringers with pressure treated stringers as required. To be determined by GC in the field.

Decking:

- Existing Conditions: Existing decking shows various degrees of material integrity or decay.
- Per owner's direction, replace decking throughout with composite decking, IPE, or other durable, aesthetically acceptable product. Product TBD.

Rails:

- The existing rails range from acceptable to failing depending on the porch and the position on the porch. Typically the more exposed rail assemblies on the stair landings are in the worst condition. These rails are easily swayed back and forth. The rails in general are in need of repeated maintenance and show extensive peeling of their paint.
- Per Owner's direction, replace rails throughout with quality pvc product in order address differed maintenance and to implement a low maintenance solution for porch rails.

Roofs:

- Retain existing. Perform roof renovations to the existing porch roofs per project roofing provisions. GC to shore and brace existing porch roofs as required per best practices while replacing porch and deck components below.

Anchors, Ties and Fasteners:

- Column base plates are typically in poor shape.
 - Replace damaged wood column base plate anchors as required (nearly all).
 - Where missing, install new baseplates as required.
- Install joist hangers throughout.
- Nailing and toe nailing with common nails predominates throughout, including the partial nailing at base plates.
 - Replace existing nails where applicable with appropriate, rated fasteners.
 - Apply applicable fasteners to all new installations.

Notes listed by Porch: Please note that the notes below pertain only to the post base existing conditions. Please refer to notes by type above for interpretation of conditions noted below.

Units 416 C, D: No access gate.

- Units 416 C, D: Outer posts rest directly on slab with no anchors. Moisture evident.



- Unit 416 C: Outer post is off center and not anchored. Not acceptable.
- Unit 416 C: Inner post is off center, sistered, and not anchored. This condition is not acceptable.



- 416C inner post condition.

- Unit 416 D: Outer post rests on concrete stair slab, has no anchor, shows signs of water incursion.
- Unit 416 D: Inner wood post rests off concrete pier center. Base plate anchor flanges are not engaged. The top of concrete is below grade. Water incursion is evident.



Units 416 A, B:

- Units 416 A, B: Outer posts rest directly on concrete stair tread base slab showing evidence of moisture – currently moist.
- Units 416 A, B: Stringer post rests on concrete with top of concrete 6" below grade. Post rests off center with no anchor.
- Unit 416 A: Inner post is off center with no anchor.

Units 420 C, D:

- No access gate.
- Unit 420 C: Inner post misses concrete pier entirely.
- Unit 420 D: Inner post sits on a wood block, which sits on some sort of block, that sits on what appears to be a concrete block. No anchoring mechanism evident.



Units 420 A, B:

- No gate access to porch.
- 420B: Inner post sits on pier. One anchor flange is up, but is not engaged. One anchor flange is down.
- 420B: Outer pier sits directly on concrete tread.
- 420A: Inner post misses the concrete pier entirely.
- 420A: Outer post sits directly on concrete tread.

Units 414 A, B:

- Units have access gate.
- Units 414 A, B: outer posts are wicking moisture.



○

- Units 414 A, B: Inner posts are off center and are sistered. One of three adjacent posts rests directly on the ground. The top of one inner post concrete pier is below grade, anchor straps not visible.



○

Units 412 A, B:

- Units 412 A, B: Have access gate.
- Unit 412 A: Outer post is off-center on a concrete pier. Anchor flanges are down. This is an anomalous condition in that most of the porches' outer piers sit directly on stair slabs.



- Unit 412 A: Inner post is on the edge of its concrete pier with no anchoring.



- Unit 412B: Outer post rests directly on slab and shows signs of moisture damage.



- Unit 412B: Inner post is off the concrete pier, sistered to lumber that rests on the pier without anchoring. These posts show water damage at the bases.



Units 408 A, B:

- Unit 408 A Outer post base flanges are turned down. Unclear whether or not outer post sits on concrete or not.



- Unit 408 A: Inner post corner appears to hit part of the concrete pier. Tie down straps are not used and are turned down. Rot is visible at the base of the wood post(s). It is not apparent that this is pressure treated lumber. This condition is not acceptable for a 30 year installation or in terms of required anchoring.



- Unit 408B: Inner post: There are two sistered inner posts at B. One post rests off-center on the top of a concrete footing pier. The top of concrete is below grade, and accordingly,

the base of the wood post shows the incursion of moisture wicking upwards. Eventually that condition will lead to failure of the point of connection at the anchor. That post looks as though it is partially connected to the anchor assembly below by nailing. The adjacent, sistered rests on some sort of concrete block and is not anchored. 408B has gate.



-
- Unit 408 AB stringer post incorrectly anchored – off center on pier and nailed at half of post base only.



Units 408 C, D:

- Unit 408 C: Outer post is painted, but shows extensive rot at its base where it directly contacts the slab. The wood can be pushed in with fingers. The trim at this post does not extend down the way it does at other porches. The assumption is that bases on others are experiencing rot as well, but do not show it because they are covered by trim. Photos taken through the lattice at other porches show .



-
- Unit 408 C: Inner wood post rests on grade. That is an unacceptable condition in regards to inevitable damage caused by moisture to the base of this post. The post is cut at the base, resting on a separate wood block – which was likely a means to adjust for height during construction. The post is not aligned with the pier and the flanges are not engaged. These conditions are unacceptable for a 30 year installation or for anchoring requirements.



-
- Unit 408 D: Has under-porch gate.
- Unit 408 D: Outer post at base shows incursion of moisture.
- Unit 408 D: Inner post sits on a block of wood that rests on a paver. It is not clear that the paver rests on a concrete pier. There is no anchoring at this column. This condition is not acceptable.



Cmars Engineering, LLC

Structures Foundations Investigations

58 Orchard Hill Road

Branford, Connecticut 06405

tel (203) 483-8789 fax (203) 483-8285

May 14, 2012

Mr. Mark Hinton

Treasurer

Fountain Hill Condominium Association

416D Fountain Street

New Haven, CT 06515

RE: Porch and Deck Study

Dear Mr. Hinton:

In accordance with our agreement, I am pleased to submit this Phase 1 Study of front porches and rear decks. The following is an excerpt from our agreement:

PHASE 1- Study

- *Review any drawings of the buildings that may be available.*
- *Evaluate the structural condition of each of the rear decks and front porches. This will be a visual examination only. If exploratory work is required it will be incorporated with Phase 2.*
- *Prepare a report with my findings and overall recommendations. The report will not include specific repair details for construction purposes or a construction cost estimate.*

The Association includes sixteen townhouse style units in five separate buildings that were built in the mid to late 1980's. Three of the buildings have four units and two of the buildings have two units each. Buildings 412 and 414 have two units. Buildings 408, 416 and 420 have four units each.

OBSERVATIONS

General:

All of the rear decks and front porches were constructed using the same materials, details and techniques. The typical construction consists of 2x6 wood decking, sawn lumber joists and support beams, 4x4 wood support posts and concrete piers. The deck and porch support posts also support the roofs over them. It appears the original wood framing was not preservative treated lumber. Typically, there are lattice panels that enclose the bottom of the decks and porches. At sometime in the past, there were isolated repairs (new preservative treated posts) performed on some of the structures.

The following are conditions that are common to most of the porches and decks and a brief description of possible corrective work:

1. Wood support posts are misaligned with the concrete piers or no concrete pier at all. *Verify*

- alignment of concrete piers and wood posts. Replace concrete piers as required.*
2. Metal post bases are bent and/or not attached to the posts. *Replace post bases as required. Verify and implement alignment in tandem with concrete pier recommendation noted in 1.*
 3. Wood posts are decayed at the bottom. *Replace wood posts.*
 4. Many of posts are positioned below grade. *Replace or add to concrete piers to raise concrete above grade. Where posts are to be kept, cut to fit new pier condition. Replace with new as required to fit new concrete position.*
 5. Loose and unstable railings. *Replace all railings.*
 6. Joists are only toe-nailed to support beams. *Add joist hangers as required throughout.*
 7. Front porch gable tie beams are water damaged to the point of having dry rot. *Replace all front porch gable tie beams.*
 8. Roof structures appear to be in good condition but one deck roof did separate from the building. *During construction verify the attachment and correct if required.*
 9. Decking is in fair to good condition but it unclear if the wood is preservative treated. *Replace with pressure treated decking as required.*
 10. Joists and beams are in good condition but it unclear if the wood is preservative treated. *Replace with preservative treated lumber as required.*

Front Porches:

1. The above observations point to the replacement of the greater part of the front porches. Because the roof structures are apparently in good condition, they can remain with all or part of the elements below being replaced as required. This will require the temporary bracing and shoring to meet all applicable construction and safety standards.

Rear Decks:

1. The above observations point to the replacement of the greater part of the rear decks. Because the roof structures are apparently in good condition, they can remain with all or part of the elements below being replaced as required. This will require the temporary bracing and shoring to meet all applicable construction and safety standards.
2. The rear deck of Building 412 has been removed already.
3. The existing roof has pulled away from the building at 412A. It is unclear if the roof has been re-attached. The anchorage of the other deck roofs should be evaluated during construction.
4. The posts for the rear deck of Building 414 have been replaced recently but most of the concrete piers are below the ground and are not visible. This condition is not acceptable in that structural wood construction is not to touch or go below grade.

RECOMMENDATIONS

Based on field observations, it is my professional opinion that the association should commence with planning for structural repairs to the front porches and rear decks. The repairs are required in order to extend the life of those structures and to ensure their structural integrity.

Recommended repairs include:

Recommended repairs include:

Porch and Deck Roofs:

1. During construction, the anchorage to the building should be verified and corrective measures taken.

Framing:

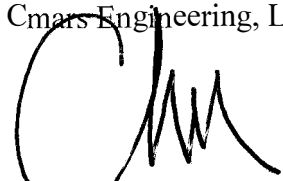
1. Verify that all exposed decking, joists, beams and posts are preservative treated lumber. If not preservative treated, remove and replace as required.
2. Remove and replace existing misaligned or rotted wood posts.
3. Remove and replace misaligned concrete piers.
4. Add metal joist hangers.
5. Replace rotted front port gable tie beams.

Railings:

1. Replace unstable railings.

The next Phase of engineering services would document the specific locations of the repairs and the repair details for construction purposes.

Very truly yours,
Cmars Engineering, LLC



Chris M. Marseglia, P.E., SECB



Photographs follow:



1. TYPICAL FRONT PORCH GABLE TIE BEAM



2. TYPICAL FRONT PORCH LANDING



3. TYPICAL JOIST CONNECTION TO LEDGER AT BUILDING WALL



4. TYPICAL JOIST CONNECTION TO BEAM



5. ROTTED AND MISALIGNED POST



6. MISALIGNED POST AND CONCRETE POST



7. MISALIGNED POST AND CONCRETE POST



8. FRONT PORCH STAIR FRAMING



9. WATER DAMAGED GABLE TIE BEAM



10. TYPICAL REAR DECK

July 5, 2012

Copy Sent By Email

Peter Kozinski Architecture
1212 Main Street
Branford, Connecticut 06405

Attn: Peter Kozinski, Jr.

RE: Fountain Street Condominiums roof review

Dear Mr. Kozinski:

Per your request we conducted visual surveys of the roof covering on the buildings at the referenced property on 6/1/12.

The purpose of the survey was to gain an overview of the apparent condition of the roof, and to make recommendations for repair and or replacement.

Scope

The scope of the survey included visual examinations of the roof surfaces, related sheet metal components and drainage provisions.

General

The recommendations submitted for the subject roof are based upon the survey.

The observations and recommendations presented in this report are time dependent, and conditions will change.

We warrant that the work of this survey was performed and this report was prepared in accordance with generally accepted practice in the roofing industry. NO OTHER WARRANTIES ARE IMPLIED OR EXPRESSED.

After a decision has been made to correct the existing problems, it is recommended that final specifications be professionally prepared or reviewed. The specification process may include the discovery of the need for additional recommendations.

This report has been prepared for the exclusive use of the Fountain Street Condo Associates.

Please call me if there are questions concerning the survey or if you wish us to further investigate any of the matters addressed in the report.

OBSERVATIONS

1. It appears that there are two applications of shingles on the structures.

Fountain Street Condominium

2. There are numerous locations of poorly flashed shingles to the structure. Please note photo #1.



Photo #1

3. There are numerous locations where the window header flashing has been installed in such a fashion that it is sloping rather than outward. Consequently there leaves the opportunity for water to collect at those locations and possibly enter the structure. Please note photo's #2, #3



Photo #2



Photo #3

4. The few skylights we viewed showed signs of age and should be replaced in the near future. Please note photo #4.



Photo #4

5. There is evidence of wind-damaged trim metal that should be replaced or at least removed. Please note photo #5.



Photo #5

6. There are numerous locations of uncompleted flashings at gutter locations. Please note photo #6.



Photo #6

7. There are a few locations of "Wood Bee" attach on rack trim board. Please note photo #7.



Photo #7

8. There is evidence that the metal chimney's have been repaired with sealant over the years and may still be an issue. The metal cap flashing is also poorly installed as you can see from these photo's. Please note photo's #8, #9



Photo #8



Photo #9

9. There are numerous locations that corner boards have become unattached and have not been completely finished causing some issues during wind driven rain events. Please note photo #10.



Photo #10

10. At the most recently installed counter flashing provision on a window dormer the “step flashing has not been extended down and up a sufficient amount to prevent water entry. Please note photo's #11, #12



Photo #11



11. There a few locations of dry root at gutter locations. Please note photo #13



Photo #13

12. There is evidence that ice and water shield was installed, but without destructive investigation we could not verify how high it was installed. Please not photo #14.



Photo #14

COMMENTS

1. The overall condition of the roof is fair to poor. The shingles themselves are in reasonable condition, the application and flashing of all the associated elements is poor.
2. The metal trim installation is fair to poor.
3. The gutter application is also fair to poor.
4. The chimney caps have been installed poorly.
5. Numerous locations of wood trim not associated with roofing have been installed poorly and I am sure is letting water into the structure.
6. A good deal of the window flashings is starting to fail and should be replaced soon.

RECOMMENDATIONS

I would recommend you remove the existing roof, gutters and associated flashings, such as chimney caps and drip edge. Install new shingles with properly designed details, install new gutters and down spouts, install new chimney caps.

On a side note, our instructions were to inspect the roof to the best of our ability, which we feel we have accomplished. However, there are numerous other issues that you will need to address, the siding is failing, windows need replacement and the skylights need replacement.

I believe you are looking at more than just a re-roofing project.

Please call our office if we can be of any further assistance.

Cordially,

M.A. CAPUTO ASSOCIATES, LLC

John J. Coombe Sr.

Exterior Walls: \$175,000.00

- Demo existing clapboards.
- % insulation replacement w Icynene foam product.
- % Plywood sheathing replacement.
- Vapor Barrier Replacement.
- Fiber Cement Clapboards (Replace existing clapboards with fiber cement - 90,000\$).
 - Vinyl siding deduct option at 70% of fiber cement cost - \$63,000)
- % Flashing replacement or new as required.
- New Cultured Stone at concrete base adjacent to garages.

Roofs: \$170,000.00

- Demo Existing.
- New Shingles.
- % Sheathing replacement.
- Peel and stick Vapor Barrier.
- Ice and Water-shield at eaves and peaks.
- Flashing.
- Gutters and Downspouts.

Windows: \$250,000.00

- Total window replacement with metal clad wood, w flashing.
- Cost for wood vinyl window at 75% of metal clad – \$187,500.)

Doors:..... 20,000.00

- Front entrances. NA
- Rear doors to decks at \$1,250 allowance per unit for demo and install new aluminum clad wood (low).

Porches:..... \$225,000.00

- New front and rear porches replace footings, posts, joists, rails and ballusters, decking, stairs hangars and anchors.
- Increase rear deck size.
- Keep existing roofs as possible.

Upgrade to Fire Rated Garage Ceilings: \$14,000.00

- Add one layer of 5/8" Type X, Mold Resistant Gypsum Wallboard
- 2 Coats low VOC paint
- For demolition of existing plus 2 layers Type X 5/8" gypsum board add \$5,000.

Soffits at Kitchen and Living Area Bumpouts 4,800.00

- Demo existing sheathing and soffits.
- Demo existing batt insulation.
- Install new Icynene closed cell foam insulation.
- Install new ½" sheathing.
- Install new Fiber cement soffit board.
- Install plumbing access panels at kitchens as required.

Subtotal: \$858,800.00

10% Contingency: \$83,000.00

Subtotal with Contingency:..... \$944,680.00

Contractor:

- General Conditions based on 5% of Construction Cost plus Contingency:\$47,234.00
- Overhead and Profit based on 5% of Construction Cost plus Contingency:.....\$47,234.00

Total Projected Hard Cost:\$1,039,148.00

Site Allowance: \$71,000.00

- Landscaping: Grading 1,500.00
- Plantings 2,000.00
- Retaining Wall(s). 5,000.00
- Site Lighting: (20 pole lamps at 1,250 (25K) per plus 250 (5K) per install)\$30,000.00
- Irrigation System (35,000SF): at .75 per SF, 26,000 + controls.....\$32,500.00

M.A. CAPUTO ASSOCIATES, LLC

Roof and Building envelope Consultants
1008 QUINNIPIAC AVENUE
NEW HAVEN, CONNECTICUT 06513
www.macaputo.net

TELEPHONE 203-469-3216

FAX 203-469-6692

July 5, 2012

Copy Sent By Email

Peter Kozinski Architecture
1212 Main Street
Branford, Connecticut 06405

Attn: Peter Kozinski, Jr.

RE: Fountain Street Condominiums roof review

Dear Mr. Kozinski:

Per your request we conducted visual surveys of the roof covering on the buildings at the referenced property on 6/1/12.

The purpose of the survey was to gain an overview of the apparent condition of the roof, and to make recommendations for repair and or replacement.

Scope

The scope of the survey included visual examinations of the roof surfaces, related sheet metal components and drainage provisions.

General

The recommendations submitted for the subject roof are based upon the survey.

The observations and recommendations presented in this report are time dependent, and conditions will change.

We warrant that the work of this survey was performed and this report was prepared in accordance with generally accepted practice in the roofing industry. NO OTHER WARRANTIES ARE IMPLIED OR EXPRESSED.

After a decision has been made to correct the existing problems, it is recommended that final specifications be professionally prepared or reviewed. The specification process may include the discovery of the need for additional recommendations.

This report has been prepared for the exclusive use of the Fountain Street Condo Associates.

Please call me if there are questions concerning the survey or if you wish us to further investigate any of the matters addressed in the report.

OBSERVATIONS

1. It appears that there are two applications of shingles on the structures.

Fountain Street Condominium

2. There are numerous locations of poorly flashed shingles to the structure. Please note photo #1.



Photo #1

3. There are numerous locations where the window header flashing has been installed in such a fashion that it is sloping rather than outward. Consequently there leaves the opportunity for water to collect at those locations and possibly enter the structure. Please note photo's #2, #3



Photo #2



Photo #3

4. The few skylights we viewed showed signs of age and should be replaced in the near future. Please note photo #4.



Photo #4

5. There is evidence of wind-damaged trim metal that should be replaced or at least removed. Please note photo #5.



Photo #5

6. There are numerous locations of uncompleted flashings at gutter locations. Please note photo #6.



Photo #6

7. There are a few locations of "Wood Bee" attach on rack trim board. Please note photo #7.



Photo #7

8. There is evidence that the metal chimney's have been repaired with sealant over the years and may still be an issue. The metal cap flashing is also poorly installed as you can see from these photo's. Please note photo's #8, #9



Photo #8



Photo #9

9. There are numerous locations that corner boards have become unattached and have not been completely finished causing some issues during wind driven rain events. Please note photo #10.



Photo #10

10. At the most recently installed counter flashing provision on a window dormer the "step flashing has not been extended down and up a sufficient amount to prevent water entry. Please note photo's #11, #12



Photo #11



11. There a few locations of dry root at gutter locations. Please note photo #13



Photo #13

12. There is evidence that ice and water shield was installed, but without destructive investigation we could not verify how high it was installed. Please not photo #14.



Photo #14

COMMENTS

1. The overall condition of the roof is fair to poor. The shingles themselves are in reasonable condition, the application and flashing of all the associated elements is poor.
2. The metal trim installation is fair to poor.
3. The gutter application is also fair to poor.
4. The chimney caps have been installed poorly.
5. Numerous locations of wood trim not associated with roofing have been installed poorly and I am sure is letting water into the structure.
6. A good deal of the window flashings is starting to fail and should be replaced soon.

RECOMMENDATIONS

I would recommend you remove the existing roof, gutters and associated flashings, such as chimney caps and drip edge. Install new shingles with properly designed details, install new gutters and down spouts, install new chimney caps.

On a side note, our instructions were to inspect the roof to the best of our ability, which we feel we have accomplished. However, there are numerous other issues that you will need to address, the siding is failing, windows need replacement and the skylights need replacement.

I believe you are looking at more than just a re-roofing project.

Please call our office if we can be of any further assistance.

Cordially,

M.A. CAPUTO ASSOCIATES, LLC

John J. Coombe Sr.

Exterior Walls: \$175,000.00

- Demo existing clapboards.
- % insulation replacement w Icynene foam product.
- % Plywood sheathing replacement.
- Vapor Barrier Replacement.
- Fiber Cement Clapboards (Replace existing clapboards with fiber cement - 90,000\$).
 - Vinyl siding deduct option at 70% of fiber cement cost - \$63,000)
- % Flashing replacement or new as required.
- New Cultured Stone at concrete base adjacent to garages.

Roofs: \$170,000.00

- Demo Existing.
- New Shingles.
- % Sheathing replacement.
- Peel and stick Vapor Barrier.
- Ice and Water-shield at eaves and peaks.
- Flashing.
- Gutters and Downspouts.

Windows: \$250,000.00

- Total window replacement with metal clad wood, w flashing.
- Cost for wood vinyl window at 75% of metal clad – \$187,500.)

Doors:..... 20,000.00

- Front entrances. NA
- Rear doors to decks at \$1,250 allowance per unit for demo and install new aluminum clad wood (low).

Porches:..... \$225,000.00

- New front and rear porches replace footings, posts, joists, rails and ballusters, decking, stairs hangars and anchors.
- Increase rear deck size.
- Keep existing roofs as possible.

Upgrade to Fire Rated Garage Ceilings: \$14,000.00

- Add one layer of 5/8" Type X, Mold Resistant Gypsum Wallboard
- 2 Coats low VOC paint
- For demolition of existing plus 2 layers Type X 5/8" gypsum board add \$5,000.

Soffits at Kitchen and Living Area Bumpouts 4,800.00

- Demo existing sheathing and soffits.
- Demo existing batt insulation.
- Install new Icynene closed cell foam insulation.
- Install new ½" sheathing.
- Install new Fiber cement soffit board.
- Install plumbing access panels at kitchens as required.

Subtotal: \$858,800.00

10% Contingency: \$83,000.00

Subtotal with Contingency:..... \$944,680.00

Contractor:

- General Conditions based on 5% of Construction Cost plus Contingency:\$47,234.00
- Overhead and Profit based on 5% of Construction Cost plus Contingency:.....\$47,234.00

Total Projected Hard Cost:\$1,039,148.00

Site Allowance: \$71,000.00

- Landscaping: Grading 1,500.00
- Plantings 2,000.00
- Retaining Wall(s). 5,000.00
- Site Lighting: (20 pole lamps at 1,250 (25K) per plus 250 (5K) per install)\$30,000.00
- Irrigation System (35,000SF): at .75 per SF, 26,000 + controls.....\$32,500.00

A stage with red curtains and a spotlight on the floor.

Homeowner's Meeting

June 26, 2013

Agenda

1

Facility Report Presentation

2

Prioritize Work Requests

3

2013-2014 Budget Approval

4

Election of Officers

5

Miscellaneous



Facility Report



Background
Information

Summary of Current
Conditions

Budget Summary and
History

TOPICS

Feasibility Study
Results

Summary of Key Issues

Options &
Recommendations

Background Information



Background Information



The Fountain Hill Declaration was issued on 11/10/87

The Fountain Hill Homeowner's Association was incorporated on May, 16, 1989

- Units 416A & 420A were completed in late 1987.
- Units 408D, 416D, 420C, 416C, 420B, & 420D were completed in 1988.
- The remaining units were not completed until 1992 due to financial and legal issues.
- Issues of substandard contractors and materials were identified but never corrected.
- Legal issues and poor management in the early years drained the reserve account.

Design & Construction Issues



- Fountain Hill was built with cedar siding requiring significant upkeep and maintenance.
- There were significant financial issues halting or delaying construction.
- Some units were sold “as is” to investors.
- Design plans were not consistently followed and corners were cut.
- Significant reoccurring issues with siding and water damage may be due to the lack of protection beneath the cedar siding.



Design & Construction Issues



- The front and rear decks were not built according to design and lack foundational support. In 1995, the association levied each homeowner a special assessment of \$750 to repair rotted wood and decking as well as roof repairs.
- By 2001, Fountain Hill again needed significant repair after only 6 years but lacked the budget to make them.
- The homeowners voted to repair the roof, replace rotted wood and paint the cedar siding.



A Temporary Solution



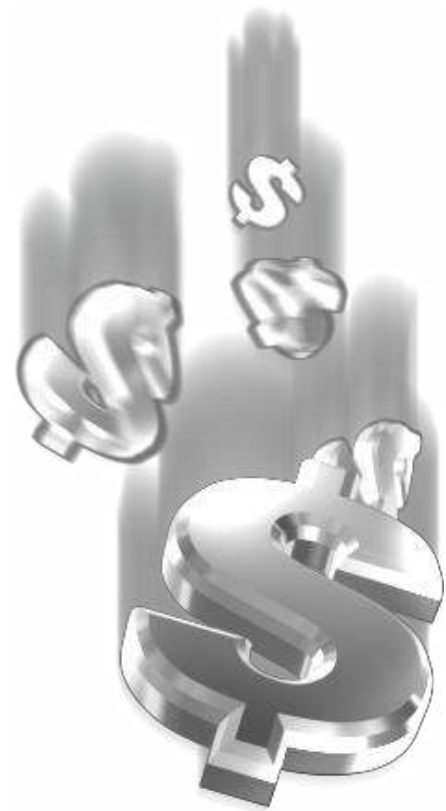
- In 2001, the board obtained a loan for \$160,000 and assessed each owner \$10,000.
- The budget was reduced by about \$20,000 to defray the cost of the new assessment leaving the association fiscally unable to perform future repairs.
- Work was completed in about a year and everything looked great!



A Temporary Solution



- After just another 10 years, Fountain Hill is facing the identical issues as it did in 2001.
- The sources of the issues were not corrected and the association budget is less now than it was in 2001.
- Numerous repairs must be performed and will require significant financial resources to complete.



Budget Information



Summary of Current Budget



2012 – 2013 Budget
\$48,000

Per Unit Monthly
Common Fee
\$250

Reserve Fund Balance
\$5,485

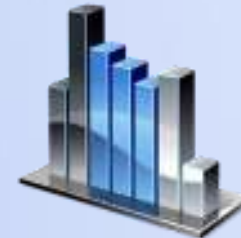
Common Fees & Assessments



- Common fees are assessed monthly to share the cost of the common elements of the complex.
- The total operating costs are shared equally among the homeowners.
- Additional assessments are required for capital projects or other costs not included in the annual budget.



Common Fees Includes



Insurance

Trash Removal

Snow Removal

Grounds / Landscaping

Exterior Repairs *

Water & Sewer

Common Area Electricity

Accounting / Management

Reserves *



* **Current revenue insufficient to meet expenditures**

Common Fee History



Common Fees & Assessment History



Year	Common Fee	Assessment
1988	\$130	
1994	\$150	
1995	\$180	\$750
1996	\$225	
1997	\$250	
1998	\$290	\$1606
2002	\$200	\$10,000
2006	\$250	
2010	\$250	\$2,000
2012	\$250	

Budget (Per Month / Per Unit)



Association Fee	Budget
Insurance	\$36.46
Trash Removal	\$18.75
Snow Removal	\$33.85
Grounds / Landscaping	\$44.53
Repairs	\$39.06
Water & Sewer	\$36.98
Electricity	\$9.38
Accounting / Legal / Management	\$14.84
Reserves	\$16.15
TOTAL	\$250

Total Annual Cost	Cost Per Sq Ft
\$3,000	\$1.40

Actual (Per Month / Per Unit)

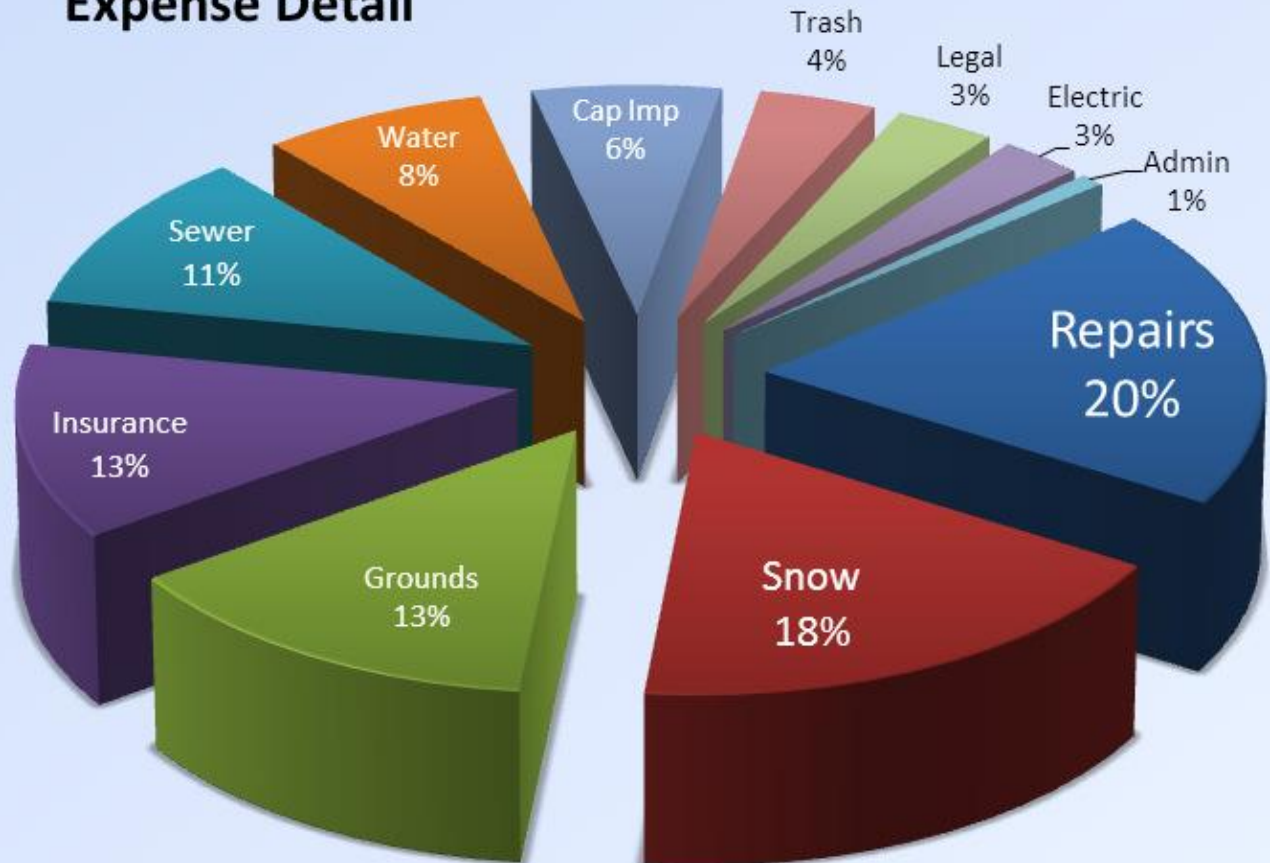


Association Fee	Actual	Budget
Insurance	\$34.64	\$36.46
Trash Removal	\$10.80	\$18.75
Snow Removal	\$48.65	\$33.85
Grounds / Landscaping	\$36.90	\$44.53
Repairs	\$71.66	\$39.06
Water & Sewer	\$50.19	\$36.98
Electricity	\$7.70	\$9.38
Accounting / Legal / Management / Architect	\$29.02	\$14.84
Reserves	\$0	\$16.15
TOTAL	\$289.54	\$250.00
Difference	(\$39.54)	

Expenses



Expense Detail



Average Actual Maintenance Cost



Issues with exterior maintenance began almost immediately after the first residents of Fountain Hill arrived. The wood exterior is very expensive to maintain and must be replaced regularly. Since 2002, **\$241,691** has been spent including **\$192,000** in special assessments.



Average Yearly Cost	\$24,169
Annual cost per homeowner	\$1,510.60
Monthly cost per homeowner	\$125.88

Management History



- Fountain Hill has been managed by four different management companies with annual costs ranging from \$3,600 to \$4,800.
- Due to our size and budget, it is difficult to attract reputable management companies.
- Poor fiscal and management decisions led to the association becoming self managed in 2008.



Average Yearly Cost	\$4,200
Annual cost per homeowner	\$262.50
Monthly cost per homeowner	\$21.88

Actual With Average Maintenance and Management Company Costs



Association Fee	Actual	Budget
Insurance	\$34.64	\$36.46
Trash Removal	\$10.80	\$18.75
Snow Removal	\$48.65	\$33.85
Grounds / Landscaping	\$36.90	\$44.53
Repairs	\$125.88	\$39.06
Water & Sewer	\$50.19	\$36.98
Electricity	\$7.70	\$9.38
Accounting / Legal / Management /	\$33.39	\$14.84
Reserves	\$16.15	\$16.15
TOTAL	\$364.28	\$250.00
Difference	(\$114.28)	

Total Annual Cost	Cost Per Sq Ft
\$4,371	\$2.03

Defining the Problem



S.W.O.T. Analysis



STRENGTHS

- Owner Occupied
- All records have been sorted and digitized.
- Access to original architect.

WEAKNESSES

- Annual Maintenance Costs
- Lack of Management Company causes unnecessary friction.
- Reserves Not Funded

OPPORTUNITIES

- Contractor Contacts
- Favorable Construction Bidding Opportunities

THREATS

- Property values will decrease if complex is not maintained.

Feasibility Study



- The Board began extensive research to determine the extent of the issues at the source of the problem and attempt to find a long-term cost effective solution.
- The Board sought out an architect to conduct a thorough inspection of the entire complex, perform a feasibility study, and make recommendations for how best to proceed.
- The Board is now able to provide a comprehensive report detailing the key issues and is pleased to offer three possible solutions for homeowner consideration.



Feasibility Study



Goals

The board hired Kosinski Architecture to perform a two-phase feasibility study to determine options for the association

- Phase I – Investigate current conditions, suggest options with cost estimates
- Phase II – Prepare 2D & 3D elevation options and present to homeowners

Feasibility Study



Key Issues

The Board is now able to provide a comprehensive report detailing the key issues and is pleased to offer three possible solutions for homeowner consideration.

Key Issues

Windows: Water & Insect Damage

Decking: Structural Damage

Siding: Insect Damage

Siding: Annual Replacement

Roof: Water Damage

Lighting: Fixtures & Wiring

Retaining Walls: Rotted

Rear Decks: Security Risk / Size



Windows: Water & Insect Damage



Window sills have significant water and insect damage. Many windows do not open.



Windows: Water & Insect Damage



Window sills have significant water and insect damage. Many windows do not open.



Windows: Water & Insect Damage



Window sills have significant water and insect damage. Many windows do not open.



Decking: Structural Damage



Front and rear decks were improperly built without adequate structural support and continue to cause damage to the buildings. Front and rear decks rotted shortly after the first owners arrived and have been replaced several times. Every front and rear deck needs to be rebuilt correctly with adequate structural support to prevent further damage.



CAUTION CAUTION CAUTION CAUTION

Decking: Structural Damage



Decking: Structural Damage



Decking: Structural Damage



Decking: Structural Damage



Decking: Structural Damage



Siding: Insect Damage

Each year, carpenter ants and bees cause extensive damage to the wood siding and to the structural wood frame beneath the siding.



Siding: Insect Damage

Each year, carpenter ants and bees cause extensive damage to the wood siding and to the structural wood frame beneath the siding.



Siding: Insect Damage

Each year, carpenter ants and bees cause extensive damage to the wood siding and to the structural wood frame beneath the siding.



Siding: Insect Damage



Each year, carpenter ants and bees cause extensive damage to the wood siding and to the structural wood frame beneath the siding.



Siding: Annual Replacement

Each year, a percentage of the cedar siding must be replaced due to warping and rotting.



Roof: Water Damage

Complaints about leaky roofs began shortly after the first owners moved in. Ten years ago, in an attempt to correct the problem new shingles were added to the old roof without correcting flashing and other known issues underneath the original roof. The entire roof needs to come off, damaged and rotted wood underneath needs to be replaced, proper flashing needs to be corrected before a new roof is installed.



Roof: Water Damage



CAUTION CAUTION CAUTION CAUTION

Roof: Water Damage



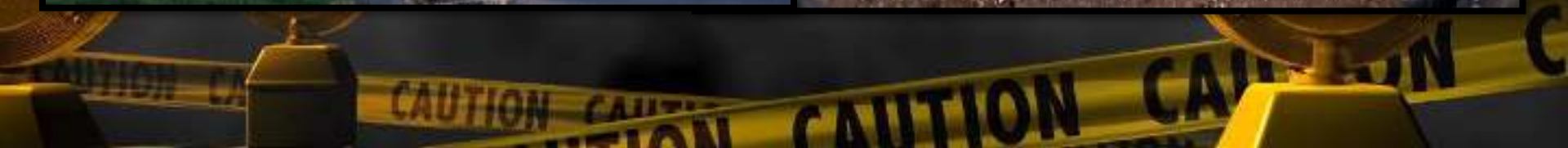
Roof: Water Damage



Lighting: Fixtures & Wiring



Much of the exterior lighting is no longer functional. Numerous attempts to repair the wiring have been unsuccessful. The inefficient fixtures are rusted and broken and the unprotected underground wiring needs to be replaced and protected from the elements.



Retaining Walls: Rotted

Wooden retaining walls have rotted and should be replaced with stone or removed.



Rear Decks: Security Risk / Size



The rear stairs to the deck presents a security risk and the small size renders the deck unusable. Increasing the size of the deck, removing the stairs, and improving lighting in the rear will provide homeowners with a secure outdoor space that can be used as an extension of the home.



Next Steps





CONSTRUCTION OPTIONS

Next
Steps



Short Term Repair

- Repair/Replace wood as needed.
- Repair dangerous decking.
- Paint exterior wood and trim.
- Repair retaining walls.
- Defer roofing, window, and paving issues.



Next Steps



Long Term Solution

- Replace wood with synthetic material.
- Replace decking with synthetic material and expand rear decks.
- Replace roof and flashing.
- Replace windows and repair framing damage.
- Replace retaining walls with stone.

Next Steps



Next Steps

Priority 1



Priority 2



Priority 3



Priority 4

Safety Issues – Phase 1

Correct Structural Issues – Phase 2

Reduce annual maintenance costs

Cosmetic & Optional Items - Phase 4



Community Impact

Next Steps







- Find cost effective long term solution to correct key issues
- Replace Roof
- Replace Windows
- Replace Wood Siding and Decking with synthetic material
- Add structural support for decks
- Enlarge rear decks



Decisions Ahead



Replace Roof



Replace Windows



Synthetic Siding



Would eliminate the annual expense of replacing wood siding as well as the need to paint.

Synthetic Siding



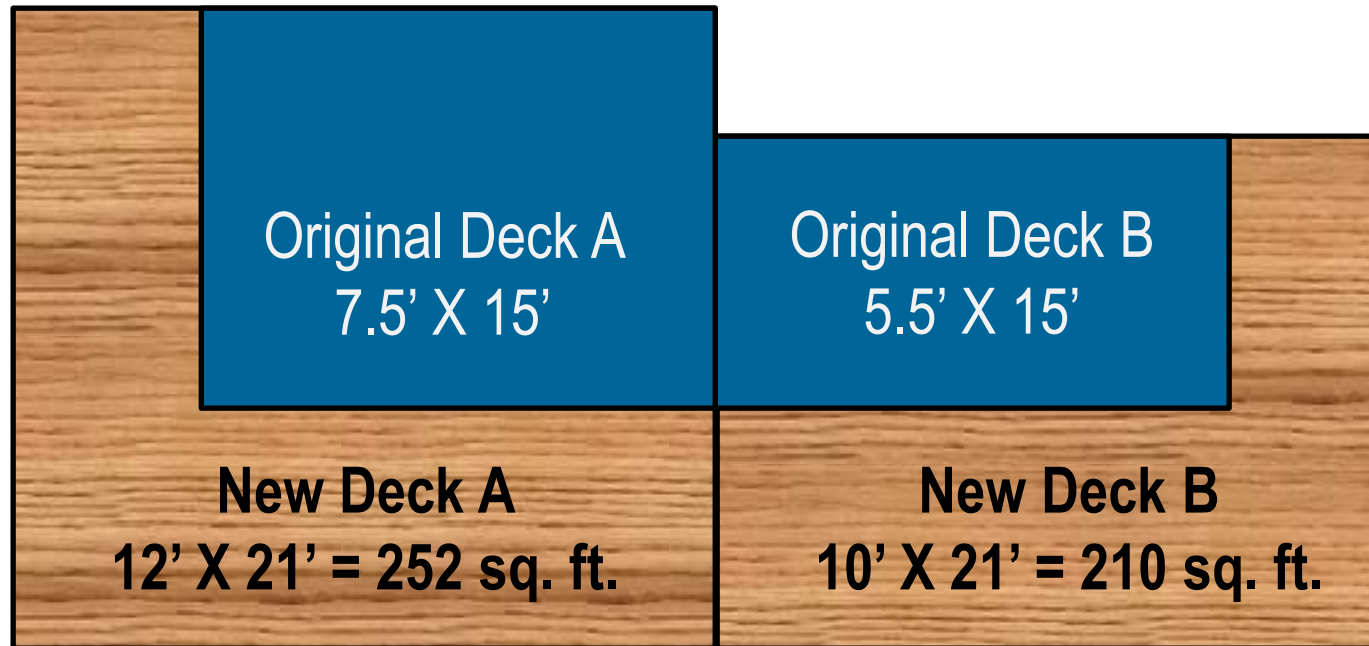
River Ridge – Shelton, CT

Synthetic Siding



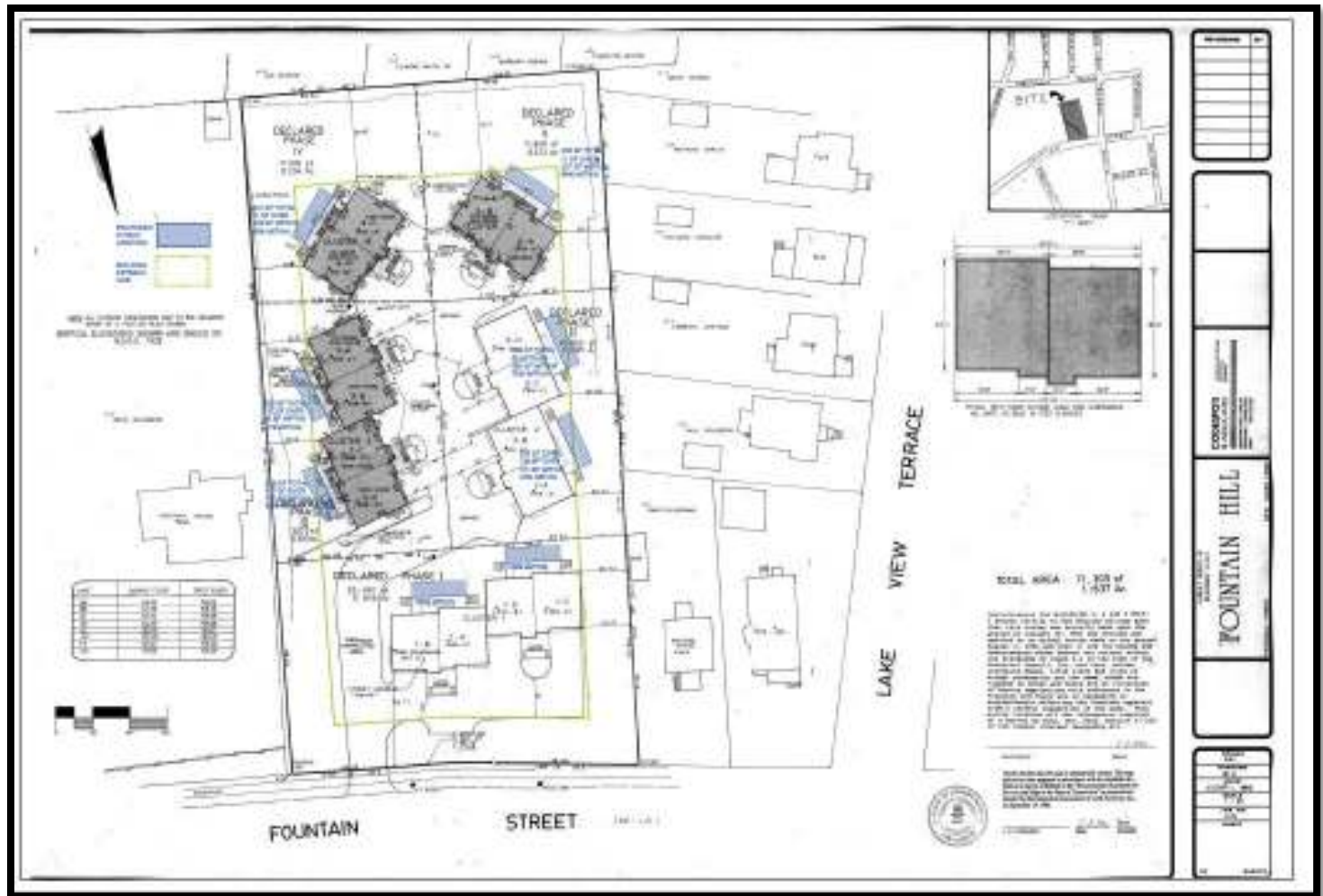
River Ridge – Shelton, CT

Enlarge Rear Deck



**Would provide maintenance free outdoor space
and improve safety from the rear entrance**

Enlarge Rear Deck



Enlarge Rear Deck



Cost Analysis

CONSTRUCTION OPTIONS





Option One

Address Issues Over Time

Cost Analysis





Option One

Address Issues Over Time

Option 1

Increase common fees and address the issues over time.

Monthly Common Fee: \$445

Assessment: \$0

Total Monthly: \$445



Option Two

Short-Term Strategy

Option 2

Repair as was done in 2001. Assess each homeowner approximately \$13,000. Increase common fees to keep up with repairs.

Monthly Common Fee: \$315
Approximate Assessment: \$175
Total Monthly: \$490



Option Three

Long-Term Solution

Option 3

Address the issues at the source and assess each homeowner approximately \$37,000. Maintain common fees at current levels.

Monthly Common Fee: \$250
Approximate Assessment: \$277
Total Monthly: \$527

Option Cost Summary

Option 1	Option 2	Option 3
Increase common fees and address the issues over time	Repair as was done in 2001. Assess each homeowner approximately \$13,000. Increase common fees to keep up with repairs	Address the issues at the source and assess each homeowner approximately \$37,000. Maintain common fees at current levels
Monthly common fee: \$445	Monthly common fee: \$315	Monthly common fee: \$250
	Assessment financed at 4% for 7 years: \$175 per month	Assessment financed at 4% for 15 years: \$277 per month
\$445	\$490	\$527



SUMMARY

Budget Comparisons	Budget		Budget		Proposed Budget		
	2001	2001 Revised	2011	Actual	2012	Option A	Option B
Revenue							
Common Charges	\$ 57,680.00	\$ 58,175.00	\$ 18,000.00	\$ 18,000.00	\$ 85,150.00	\$ 60,650.00	\$ 47,650.00
Expenses							
Utilities							
Electric	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,477.70	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Sewer	\$ 1,400.00	\$ 1,400.00	\$ 3,000.00	\$ 5,621.68	\$ 3,700.00	\$ 3,700.00	\$ 3,700.00
Water	\$ 3,000.00	\$ 3,750.00	\$ 4,100.00	\$ 4,014.15	\$ 4,100.00	\$ 4,100.00	\$ 4,100.00
Total Utilities	\$ 5,400.00	\$ 6,150.00	\$ 8,100.00	\$ 11,113.53	\$ 9,300.00	\$ 9,300.00	\$ 9,300.00
Maintenance							
Landscaping	\$ 1,700.00	\$ 3,500.00	\$ 5,550.00	\$ 7,081.53	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
Emergency Maint	\$ 2,000.00	\$ 2,000.00	\$ -				
General Maint	\$ 13,000.00	\$ 8,000.00	\$ 7,500.00	\$ 10,372.14	\$ 24,000.00	\$ 15,000.00	\$ 5,000.00
Office Expenses	\$ 250.00	\$ 300.00	\$ 300.00		\$ 500.00	\$ 500.00	\$ 500.00
Garage Repairs	\$ 150.00	\$ 150.00	\$ -		\$ 500.00		
Electrical Repairs	\$ 250.00	\$ 250.00	\$ -				
Roof Repairs	\$ 1,000.00	\$ 300.00	\$ -		\$ 3,000.00		
Plumbing/Sewer Repairs	\$ 250.00	\$ 250.00	\$ -				
Sidewalk Repairs	\$ 500.00	\$ 400.00	\$ -				
Capital Improvements	\$ 2,000.00	\$ 50.00	\$ -	\$ 3,360.00	\$ 3,500.00		
Tree Removal	\$ 1,555.00	\$ 1,500.00	\$ 5,000.00	\$ 2,072.98	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00
Snow Removal	\$ 6,000.00	\$ 3,500.00	\$ 6,500.00	\$ 9,340.00	\$ 9,500.00	\$ 9,500.00	\$ 9,500.00
Maintenance Supplies	\$ 150.00	\$ 150.00	\$ -				
Total Maintenance	\$ 33,605.00	\$ 20,250.00	\$ 26,050.00	\$ 32,129.65	\$ 50,000.00	\$ 34,000.00	\$ 24,000.00
Administration							
Insurance	\$ 1,550.00	\$ 5,000.00	\$ 7,000.00	\$ 6,651.48	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
Property Management	\$ 2,750.00	\$ 2,750.00	\$ -		\$ 4,500.00	\$ -	\$ -
Legal	\$ 500.00	\$ 500.00	\$ 1,500.00	\$ 1,771.50	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Accounting	\$ 300.00	\$ 350.00	\$ 350.00		\$ 350.00	\$ 350.00	\$ 350.00
Administrative	\$ 375.00	\$ 375.00	\$ 500.00	\$ 433.67	\$ 500.00	\$ 500.00	\$ 500.00
Fees	\$ 50.00	\$ 50.00	\$ -				
Total Administration	\$ 5,475.00	\$ 8,975.00	\$ 9,350.00	\$ 8,862.65	\$ 13,850.00	\$ 9,350.00	\$ 9,350.00
Reserves	\$ 10,000.00	\$ 5,000.00	\$ 5,100.00	\$ 14,205.83	\$ 10,000.00	\$ 6,000.00	\$ 5,000.00
Total Expenses	\$ 57,680.00	\$ 58,275.00	\$ 48,000.00	\$ 48,000.00	\$ 85,150.00	\$ 60,650.00	\$ 47,650.00
Revenue Fund Balance	\$ 13,700.00	\$ 6,200.00	\$ 6,688.31	\$ 5,187.51	\$ 15,187.51	\$ 11,187.51	\$ 8,187.51
Monthly Cost Per Unit	\$ 300.42	\$ 199.35	\$ 250.00	\$ 250.00	\$ 413.49	\$ 315.85	\$ 246.18
Assessment		\$ 157.00				\$ 174.03	\$ 277.38
Total Monthly with Loan		\$ 356.35				\$ 489.88	\$ 523.56
	Significant Repair Issues Needed	Assessment and reduction to repair budget	Identical Repair Issues Needed	Estimated cost for the same repair solution	1 year Repair	1 year Repair	10 Years Non Repair
					or pay	\$ 12,974	\$ 57,500
	Inefficient Repair Analysis	Did Not correct the problem	Budget is \$9,690 less than 2001	\$204,698	Does Not correct the problem	Does Not correct the problem	Corrects the problem
		10 Year Impact of budget reduction (\$161,912)		Not needed if loan was not reduced \$42,926	Does over time	Does now	Does now

Important Dates



June 26

Schedule





Homeowner Meeting



Your Heading
This is the descriptive text.



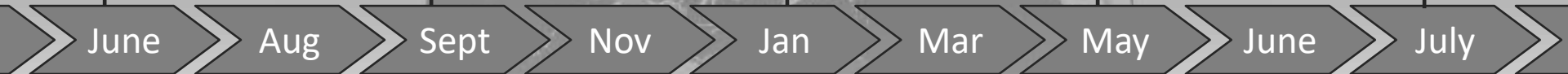
Your Heading
This is the descriptive text.



Your Heading
This is the descriptive text.



Project Completion



Windows



Your Heading
This is the descriptive text.

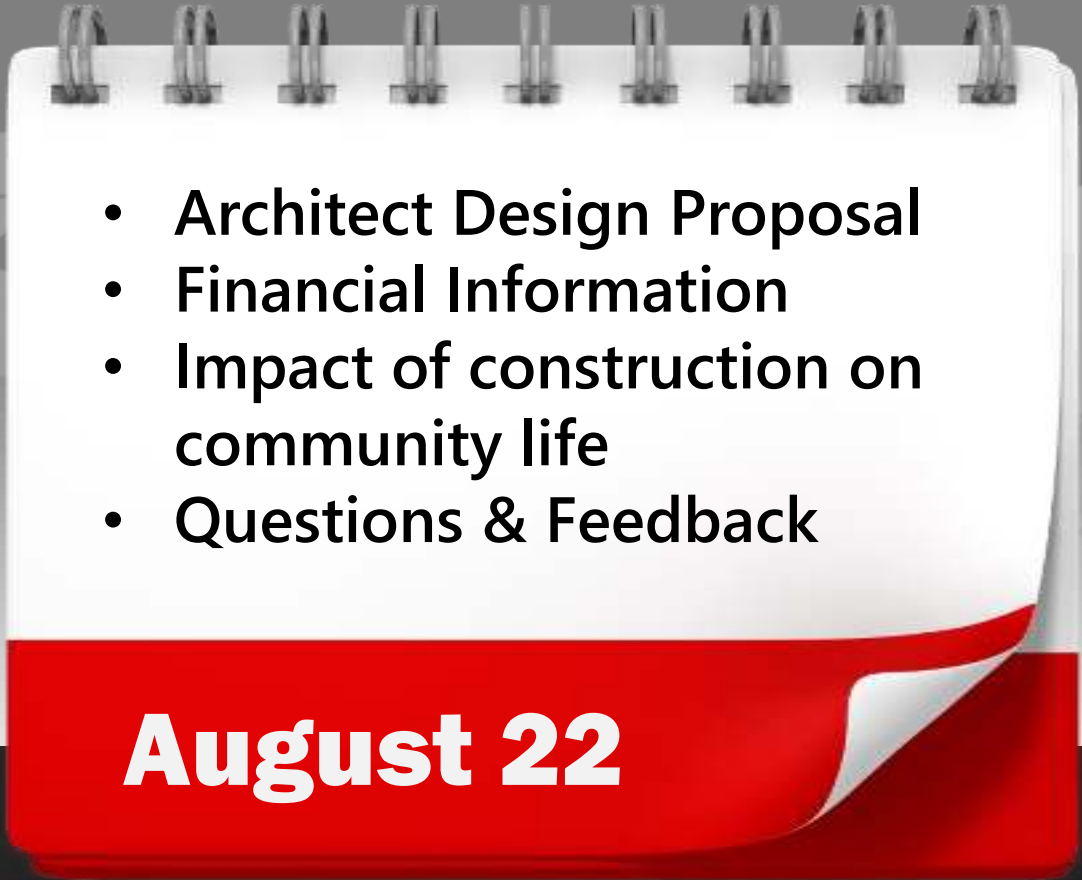


Your Heading
This is the descriptive text.



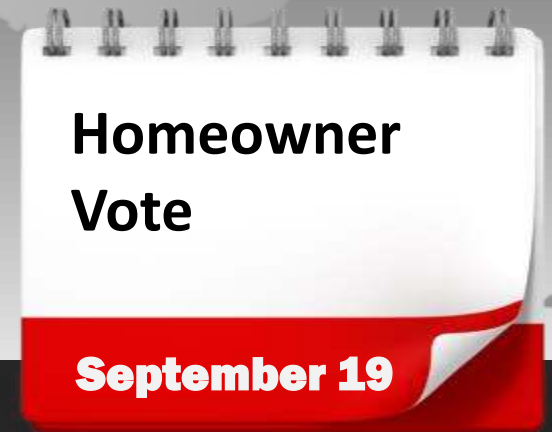
Your Heading
This is the descriptive text.

Schedule

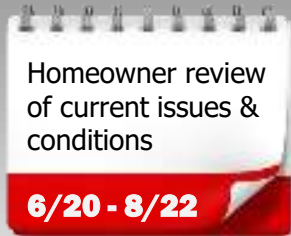
- 
- Architect Design Proposal
 - Financial Information
 - Impact of construction on community life
 - Questions & Feedback

August 22

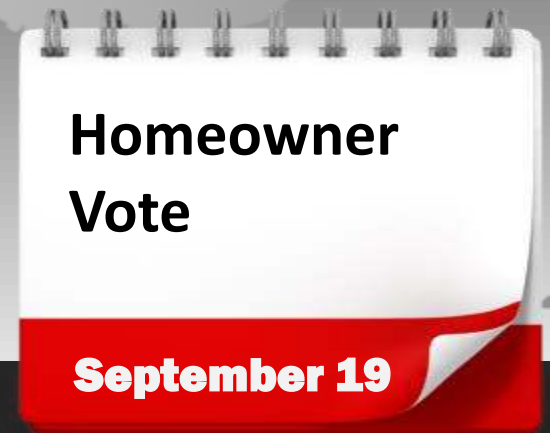
Schedule



Schedule



Schedule



Schedule

Architect Contact Information

Kosinski Architecture, Inc.
Peter Kosinski, Jr.



203-488-7399



kosarch@sbcglobal.net



1212 Main Street
Branford, CT 06405





Questions & Answers



Fountain Hill Association

Facility Report



Contents

- Background Information
- Summary of Current Conditions
- Budget Information
- Statement of the Problem
- Summary of Key Issues
- Feasibility Study
- Options and Recommendations



Background Information



The Fountain Hills Declaration was issued on 11/10/87

The Fountain Hill Homeowner's Association was incorporated on May, 16, 1989

- **Units 416A & 420A were completed in late 1987**
- **Units 408D, 416D, 420C, 416C, 420B, & 420D were completed in 1988**
- **The remaining units were not completed until 1992 due to financial and legal issues**
- **Issues of substandard contractors and materials were identified but never corrected**
- **Legal issues and poor management in the early years drained the reserve account**

Home Ownership Costs



- Home ownership comes with numerous tasks and associated expenses.
- The 2010 Home Ownership Cost Report www.homewyse.com details the average cost of home ownership

Home Type	Ave Home with 3 bedrooms and 2 baths	Upscale Home	Condominium
Cost per sq ft	\$4.79	\$5.24	\$3.69
Annual cost assuming 2,150 sq ft	\$10,298	\$11,266	\$7,934

Summary of Current Conditions



- Fountain Hill is self managed to avoid costly administrative and management company fees
- All units are owner occupied

2011 – 2012 Budget
\$48,000.00

Per Unit Monthly
Common Fee
\$250

Reserve Fund Balance
\$5,482.51

Common Fees & Assessments



- Common fees are assessed monthly to share the cost of the common elements of the complex
- The total operating costs are shared equally among the homeowners
- Additional assessments are required for capital projects or other costs not included in the annual budget



Your Common Fee Includes



- Insurance
- Trash Removal
- Snow Removal
- Grounds / Landscaping
- Exterior Repairs
- Water & Sewer
- Common area electricity
- Accounting / Management
- Reserves



Common Fee History



Common Fees & Assessment History



Year	Common Fee	Assessment
1988	\$130	
1994	\$150	
1995	\$180	\$750
1996	\$225	
1997	\$250	
1998	\$290	\$1606
2002	\$200	\$10,000
2006	\$250	
2010	\$250	\$2,000
2012	\$250	

Budget (Per Month / Per Unit)



Association Fee	Budget
Insurance	\$36.46
Trash Removal	\$18.75
Snow Removal	\$33.85
Grounds / Landscaping	\$44.53
Repairs	\$39.06
Water & Sewer	\$36.98
Electricity	\$9.38
Accounting / Legal / Management	\$14.84
Reserves	\$16.15
TOTAL	\$250

Total Annual Cost	Cost Per Sq Ft
\$3,000	\$1.40

Actual (Per Month / Per Unit)

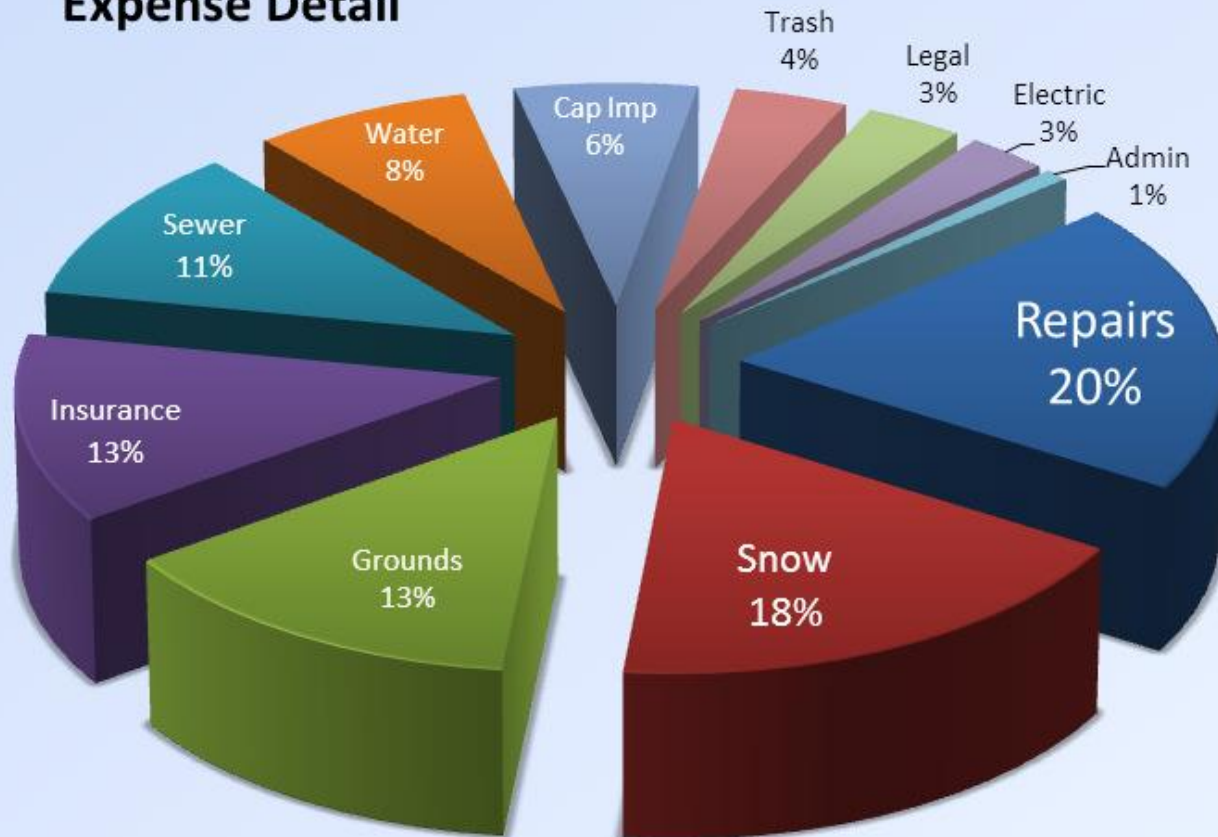


Association Fee	Actual	Budget
Insurance	\$34.64	\$36.46
Trash Removal	\$10.80	\$18.75
Snow Removal	\$48.65	\$33.85
Grounds / Landscaping	\$36.90	\$44.53
Repairs	\$71.66	\$39.06
Water & Sewer	\$50.19	\$36.98
Electricity	\$7.70	\$9.38
Accounting / Legal / Management / Architect	\$29.02	\$14.84
Reserves	\$0	\$16.15
TOTAL	\$289.54	\$250.00
Difference	(\$39.54)	

Expenses



Expense Detail



Average Actual Maintenance Cost



- Issues with exterior maintenance began almost immediately after the first residents of Fountain Hill arrived. The wood exterior is very expensive to maintain and must be replaced regularly. Since 2002, \$241,691 has been spent including \$192,000 in special assessments

Average Yearly Cost	\$24,169
----------------------------	-----------------

Annual cost per homeowner	\$1,510.60
----------------------------------	-------------------

Monthly cost per homeowner	\$125.88
-----------------------------------	-----------------

Management Cost Savings



- Fountain Hill has been managed by four different management companies with annual costs ranging from \$3,600 to \$4,800
- Due to our size and budget, it is difficult to attract reputable management companies.
- We have been self managed since 2008 saving over \$23,000

Average Yearly Cost	\$4,200
----------------------------	----------------

Annual cost per homeowner	\$262.50
----------------------------------	-----------------

Monthly cost per homeowner	\$21.88
-----------------------------------	----------------

Actual With Average Maintenance and Management Company Costs



Association Fee	Actual	Budget
Insurance	\$34.64	\$36.46
Trash Removal	\$10.80	\$18.75
Snow Removal	\$48.65	\$33.85
Grounds / Landscaping	\$36.90	\$44.53
Repairs	\$125.88	\$39.06
Water & Sewer	\$50.19	\$36.98
Electricity	\$7.70	\$9.38
Accounting / Legal / Management /	\$33.39	\$14.84
Reserves	\$16.15	\$16.15
TOTAL	\$364.28	\$250.00
Difference	(\$114.28)	

Total Annual Cost	Cost Per Sq Ft
\$4,371	\$2.03



STATEMENT OF THE PROBLEM

The Problem



- Fountain Hill was built with cedar siding requiring significant upkeep and maintenance
- There were significant financial issues halting or delaying construction
- Some units were sold “as is” to investors
- Design plans were not consistently followed and corners were cut



The Problem



- Significant reoccurring issues with siding and water damage may be due to the lack of protection beneath the cedar siding
- The front and rear decks were not built according to design and lack foundational support.
- By 2001, Fountain Hill needed significant repair after only 10 years but lacked the budget to make them



The Solution



- The homeowners voted to repair the roof, replace rotted wood and paint the cedar siding.
- In 2001, the board obtained a loan for \$160,000 and assessed each owner \$10,000.
- The budget was reduced by about \$20,000 to defray the cost of the new assessment



The Solution



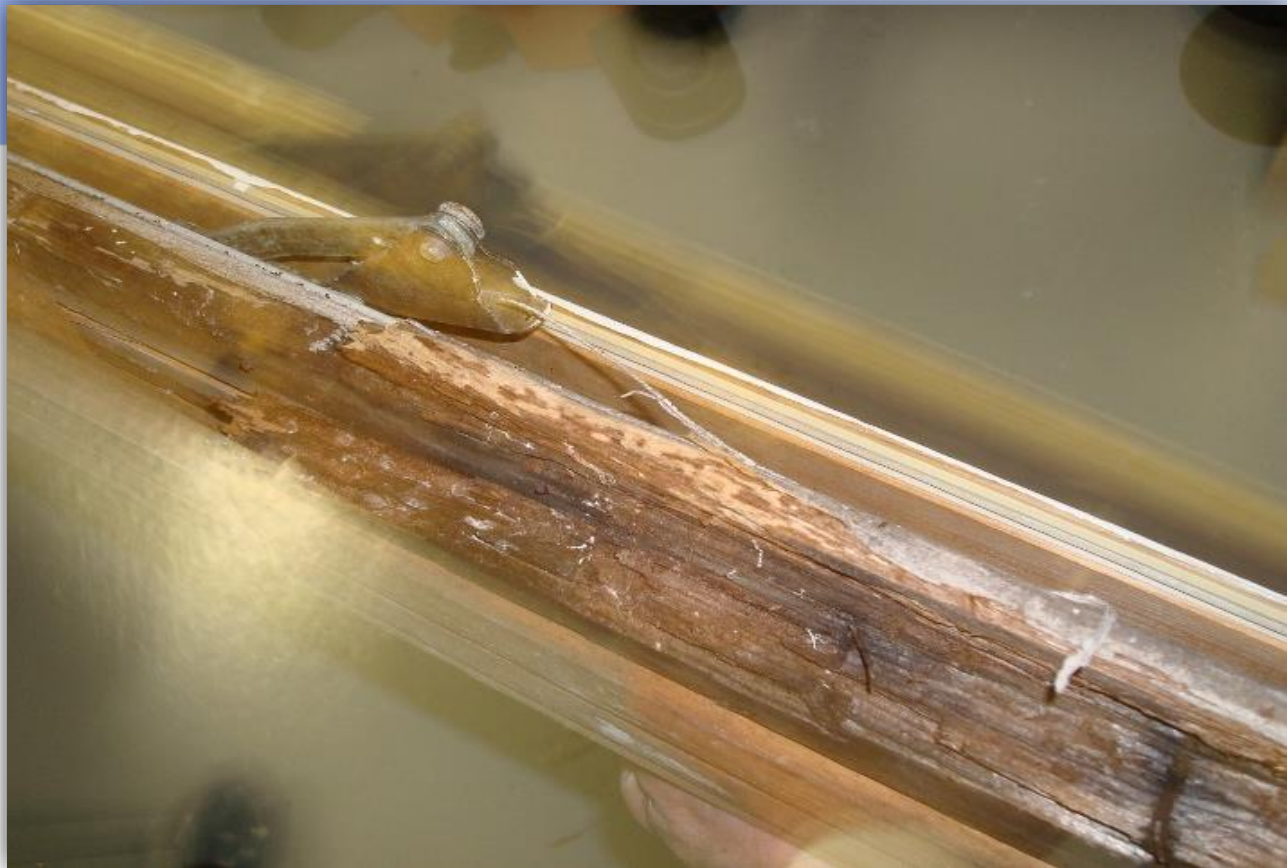
- Work was completed in about a year and everything looked great!
- The source of the issues were not corrected and the association had less money budgeted to address repairs.
- After just another 10 years, Fountain Hill faces the identical issues as in 2001.
- Another decision must be made.



Summary of Key Issues



SUMMARY



Window sills have significant water and insect damage. Many windows do not open

Windows



Windows





Front and rear decks do not have adequate structural support and are causing damage to the buildings

Deck Support





Carpenter Ants and Bees cause
extensive damage each year

Continuous Wood Replacement





Roof Leaks Continue To Cause
Damage

Water Damage From Roof





Outdoor lighting needs rewiring and fixtures and poles need to be replaced



Retaining walls need to be replaced or removed



**Rear decks are too small for use
and the stairways allow easy
access from unlit areas**



ARCHITECT'S FEASIBILITY STUDY

Feasibility Study

Goals

- The board hired Kosinski Architecture to perform a two-phase feasibility study to determine options for the association
- Phase I – Investigate current conditions, suggest options with cost estimates
- Phase II – Prepare 2D & 3D elevation options and present to homeowners



Options

Short Term Repair

- Repair/Replace wood as needed
- Repair dangerous decking
- Paint exterior wood and trim
- Repair retaining walls
- Defer roofing, window, and paving issues



Long Term Solution

- Replace wood with synthetic material
- Replace decking with synthetic material and expand rear decks
- Replace roof and flashing
- Replace windows and repair framing damage
- Replace retaining walls with stone

Options / Costs

Financial Overview

Option 1	Option 2	Option 3	Approved Option
Increase common fees and address the issues over time	Repair as was done in 2001. Assess each homeowner approximately \$13,000. Increase common fees to keep up with repairs	Address the issues at the source and assess each homeowner approximately \$37,000 or \$592,000. Maintain common fees at current levels	Repair as was done in 2001. Replace decks. Add Association debt service \$410,000. Increase common fees
Monthly common fee: \$445	Monthly common fee: \$315	Monthly common fee: \$250	Monthly common fee: \$300
	Assessment financed at 4% for 7 years: \$175 per month	Assessment financed at 4% for 15 years: \$277 per month	Association loan financed at 6% for 15 years: \$200 per month
\$445	\$490	\$527	\$500

Budget Comparisons	Budget		Budget		Proposed Budget		
	2001	2001 Revised	2011	Actual	2012	Option A	Option B
Revenue							
Common Charges	\$ 57,680.00	\$ 58,275.00	\$ 48,000.00	\$ 48,000.00	\$ 85,150.00	\$ 80,650.00	\$ 47,650.00
Expenses							
Utilities							
Electric	\$ 1,000.00	\$ 1,000.00	\$ 1,200.00	\$ 1,477.70	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Gas	\$ 1,600.00	\$ 1,400.00	\$ 3,000.00	\$ 3,671.68	\$ 3,700.00	\$ 3,700.00	\$ 3,700.00
Water	\$ 3,000.00	\$ 3,750.00	\$ 4,100.00	\$ 4,011.15	\$ 4,100.00	\$ 4,100.00	\$ 4,100.00
Total Utilities	\$ 5,600.00	\$ 6,150.00	\$ 8,300.00	\$ 9,160.53	\$ 9,300.00	\$ 9,300.00	\$ 9,300.00
Maintenance							
Landscaping	\$ 4,700.00	\$ 3,500.00	\$ 8,550.00	\$ 7,084.53	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
Emergency Maint	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
General Maint	\$ 13,000.00	\$ 8,000.00	\$ 7,500.00	\$ 10,372.14	\$ 24,000.00	\$ 15,000.00	\$ 5,000.00
Office Expenses	\$ 250.00	\$ 100.00	\$ 200.00	\$ -	\$ 500.00	\$ 500.00	\$ 500.00
Garbage	\$ 150.00	\$ 150.00	\$ -	\$ -	\$ 500.00	\$ -	\$ -
Electrical Repairs	\$ 250.00	\$ 250.00	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Repair	\$ 1,000.00	\$ 100.00	\$ -	\$ -	\$ 3,000.00	\$ -	\$ -
Plumbing Sewer Repairs	\$ 250.00	\$ 250.00	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk Repairs	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Improvements	\$ 2,000.00	\$ 50.00	\$ -	\$ 3,360.00	\$ 3,500.00	\$ -	\$ -
Trash Removal	\$ 3,325.00	\$ 1,800.00	\$ 3,600.00	\$ 2,072.98	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00
Snow Removal	\$ 6,000.00	\$ 3,500.00	\$ 6,500.00	\$ 9,340.00	\$ 9,500.00	\$ 9,500.00	\$ 9,500.00
Materials & Supplies	\$ 150.00	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Maintenance	\$ 33,600.00	\$ 20,150.00	\$ 26,650.00	\$ 32,779.65	\$ 50,000.00	\$ 34,000.00	\$ 24,000.00
Administration							
Insurance	\$ 4,500.00	\$ 5,000.00	\$ 7,000.00	\$ 6,651.18	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
Property Management	\$ 2,750.00	\$ 2,750.00	\$ -	\$ -	\$ 4,500.00	\$ -	\$ -
Local	\$ 500.00	\$ 500.00	\$ 1,500.00	\$ 1,771.50	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Accounting	\$ 350.00	\$ 350.00	\$ 350.00	\$ -	\$ 350.00	\$ 350.00	\$ 350.00
Administrative	\$ 75.00	\$ 75.00	\$ 500.00	\$ 431.67	\$ 500.00	\$ 500.00	\$ 500.00
Taxes	\$ 50.00	\$ 50.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Administration	\$ 8,475.00	\$ 8,975.00	\$ 9,350.00	\$ 8,862.65	\$ 13,850.00	\$ 9,350.00	\$ 9,350.00
Reserve	\$ 10,000.00	\$ 3,000.00	\$ 3,100.00	\$ (4,705.83)	\$ 10,000.00	\$ 6,000.00	\$ 3,000.00
Total Expenses	\$ 57,680.00	\$ 38,275.00	\$ 48,000.00	\$ 48,000.00	\$ 85,150.00	\$ 60,650.00	\$ 47,650.00
Reserve Fund Balance	\$ 13,200.00	\$ 4,200.00	\$ 9,638.14	\$ 5,452.51	\$ 15,482.51	\$ 11,482.51	\$ 3,482.51
Monthly Cost Per Unit	\$ 300.32	\$ 199.35	\$ 250.00	\$ 250.00	\$ 233.39	\$ 315.59	\$ 248.18
Assessment		\$ 152.00			\$ -	\$ 174.04	\$ 277.78
Total Monthly with loan		\$ 352.35				\$ 190.83	\$ 525.96
	Significant	Assessment	Identical	Estimated	1 year	7 years	15 years
	Repair	and estimate	Repair	cost for the	Repairs	Repairs	Not Repair
	Issues	to repair	Issues	same repair			
	(Needed)	budget	(Needed)	costs	* in July	\$ 12,974	\$ 37,500
	Insufficient	Did Not	Budget is	\$204,095	Does Not	Does Not	Correct
	Repair	correct the	\$0.600		correct the	correct the	the problem
	Budget	problem	less than 2001		problem	problem	
		10 Year		Ass needed	Draw	Draw	Draw
		impact of		if loan were	over time	now	now
		budget		not reduced			
		even time		\$37,086			
		(\$101,712)					

Review Timeline

Next Steps

- 
- July 20 – Aug 22 - Homeowner review of current issues & conditions
 - July 20 – Aug 15 - Homeowner Feedback
 - Aug 22 - Association meeting with architect, contractor to review scope of work and options
 - Aug 22 – Sept 19 - Homeowner review and feedback
 - Sept 19 - Homeowner Vote



LONG-TERM SOLUTION PROPOSAL

Objective & Scope

- Find cost effective long term solution to correct key issues
- Replace Roof
- Replace Windows
- Replace Wood Siding and Decking with synthetic material
- Add structural support for decks
- Enlarge rear decks



Replace Roof



Replace Windows



Synthetic Siding



Would eliminate the annual expense of replacing wood siding as well as the need to paint

Synthetic Siding



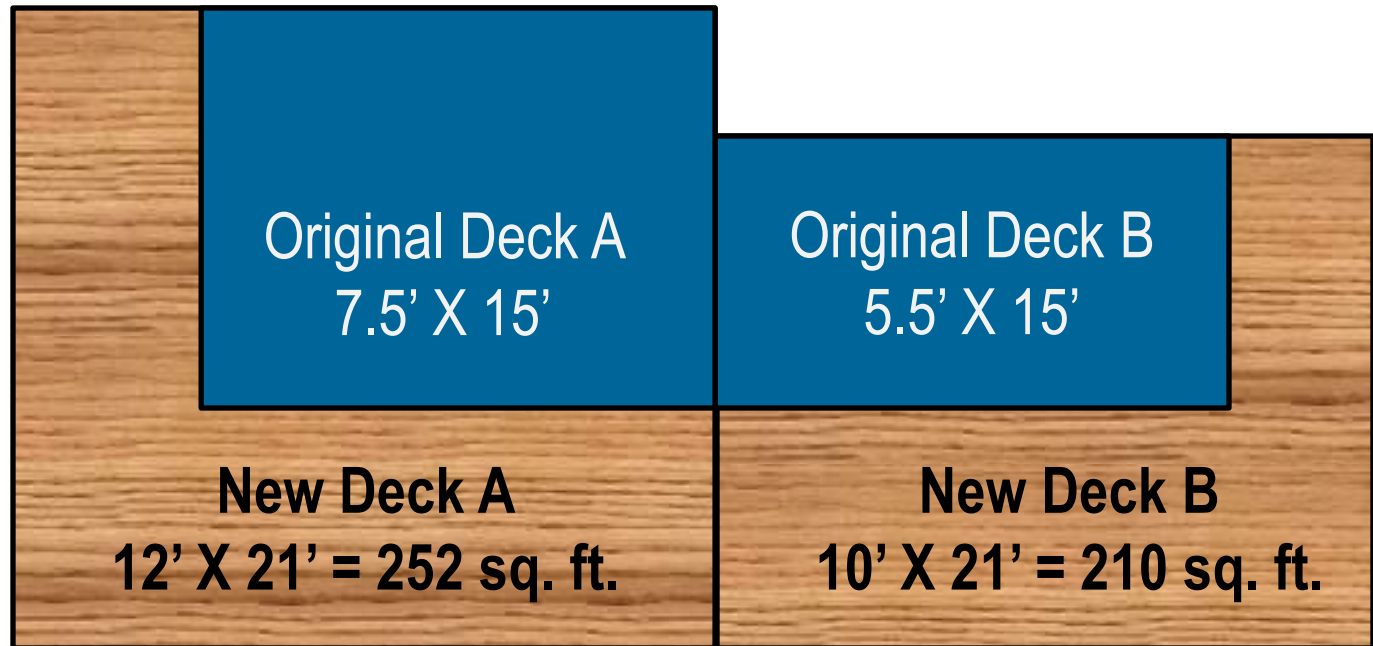
Architect Rendering

Synthetic Siding



Numerous Choices - River Ridge Shelton, CT

Enlarge Rear Deck

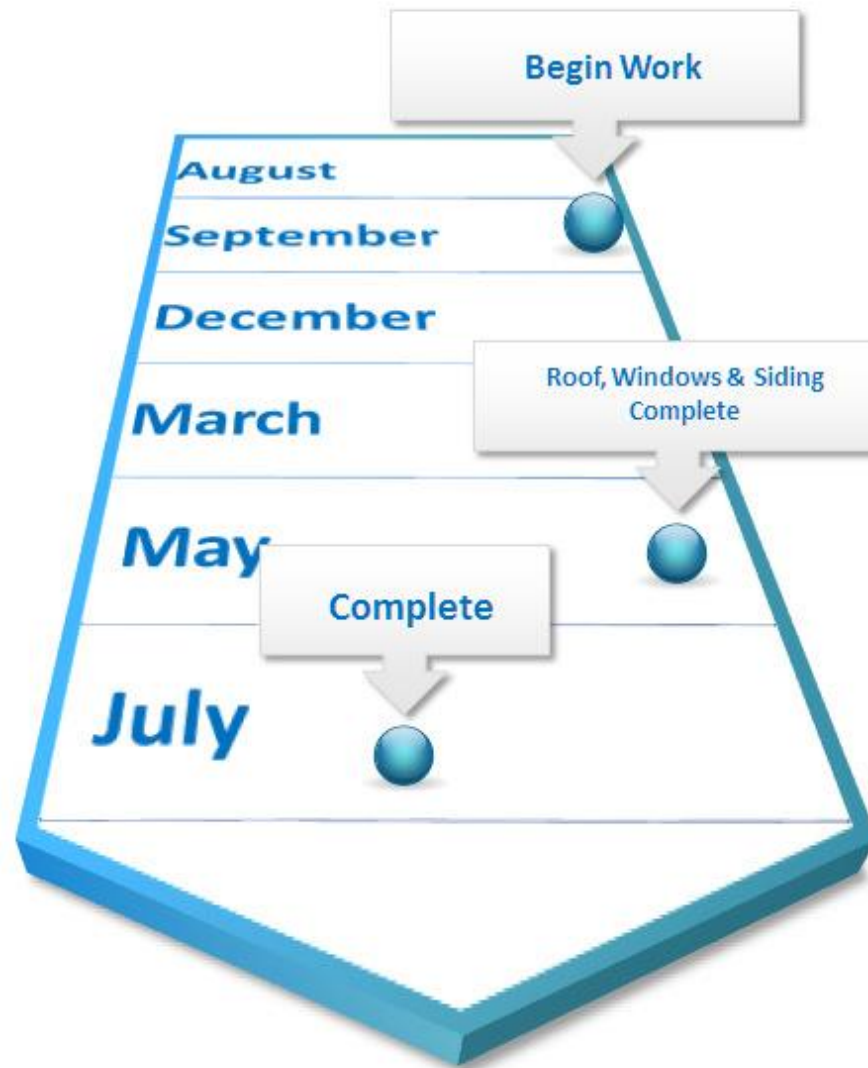


Would provide maintenance free outdoor space and improve safety from the rear entrance

Enlarge Rear Deck



Project Timeline



Contacts

- 
- Project Manager
 - Name
 - Company
 - Address
 - Phone
 - Email
 - Architect
 - Peter Kosinski, Jr.
 - Kosinski Architecture, Inc.
 - 1212 Main Street
 - Branford, CT 06405
 - 203-488-7399
 - kosarch@sbcglobal.net

Important Dates

- August 22nd – Informational Meeting
 - Architect Design Proposal
 - Financial Information
 - Impact of construction on community life
 - Questions & Feedback
- Sept 15th – Final Plan Design Review
- Sept 19th – Homeowner Vote



PROPOSAL

M & M Roofing L.L.C.
141 Nichols Road
Wolcott, CT 06716
(203)879-1977

Page# 1 of 3

Proposal Submitted To: Fountain Hills Condo Assoc.
Address: PO Box 5024
Woodbridge, CT 06525
Phone # : 203-936-9624 **Fax # :**

Job Name: Fountain Hills Condos
Job Location: 420 Fountain Street
New Haven, CT 06515
Date: 09-23-12

We hereby submit specifications and estimates for: Installation of a new GAF Timberline Architect roofing system on all upper and lower roof areas on all 5 buildings in complex. (Total of 264 squares)

1. Remove existing layers of shingles down to existing plywood deck on complete roof areas.
2. Replace any rotted or damaged sheets of plywood at an additional cost of \$45.00 per sheet installed.
3. Install new drip and rake edge metal on complete roof areas.
4. Install new Ice & water shield 6 feet up from all front edges, 6 feet wide in all valleys, 6 feet wide off all lower transition walls, 6 feet wide around all chimneys, 3 feet wide around all sky-lights, 2 feet high up all lower transition walls and 2 feet high up all walls on all existing chimneys on complete roof areas.
5. Install GAF 30lb ShingleMate felt paper on remaining roof areas on complete building.
6. Install new GAF starter strip shingles around all outside perimeters of complete roof areas.
7. Install new GAF Timberline Architect Lifetime warranty roofing shingles on complete roof areas.
8. Install new vent boots on all existing vent pipes on complete roof areas.
9. Install new .032 gauge aluminum step flashing on all lower transition walls, all chimney doghouses and on all lower bay windows on complete roof areas.
10. Install new .032 gauge aluminum counter flashing metal on all lower porch roofs and bay windows on complete roof areas.
11. Install 32 new Velux 30 inch by 40 inch skylights with new flashing kits to replace existing ones on complete roof areas.
12. Install new Cobra ridge vent along all ridge lengths on complete roof area for ventilation purposes.

~Continued on page 2~

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of: XXXX dollars, with payment to be made as follows:

Pricing on page 3

Any alteration or deviation from above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted by: Michael Favreau / M&M Roofing L.L.C.
Note-this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance:

Signature:

Signature:

PROPOSAL

M & M Roofing L.L.C.
141 Nichols Road
Wolcott, CT 06716
(203)879-1977

Page# 2 of 3

Proposal Submitted To: Fountain Hills Condo Assoc.
Address: PO Box 5024
Woodbridge, CT 06525
Phone # : 203-936-9624 **Fax # :**

Job Name: Fountain Hills Condos
Job Location: 420 Fountain Street
New Haven, CT 06515
Date: 09-23-12

13. Install new GAF TimberTex roofing cap along all ridge lengths on complete roof areas.
14. Remove existing metal cap and existing plywood on top of all chimneys on complete roof areas.
15. Install new 3/4 inch pressure treated plywood on the top of all chimneys on complete roof areas.
16. Install new custom fabricated .024 gauge metal on top of all chimneys on complete roof areas.
17. Install new gas chimney flues on all chimneys during installation of new plywood and .040 gauge metal tops on chimneys on complete roof areas.
18. Install new 6 inch seamless gutters installed with hidden hangers and new 3x4 inch down spouts and accessories on all buildings.
19. Removal and clean-up of all debris will be done at the end of each workday as well as final clean-up at the end of entire project will be done by M&M Roofing LLC.
20. M&M Roofing LLC is a Certified Installer for the GAF Corporation and also carries full Workers' Compensation insurance, General Liability insurance and is registered with the state of CT. (Documents will be supplied upon acceptance of this proposal)
21. All work will be done according to local building & safety codes.
22. This price includes all labor, materials, permits and dumping fees for entire job listed on this proposal.
23. Lifetime guarantee on shingles by manufacturer – workmanship guaranteed 15 years by M&M Roofing LLC.

~Continued on page 3~

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of: XXXX dollars, with payment to be made as follows:
Pricing on page 3

Any alteration or deviation from above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted by: Michael Favreau / M&M Roofing L.L.C.
Note-this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance:

Signature:

Signature:

PROPOSAL

M & M Roofing L.L.C.
141 Nichols Road
Wolcott, CT 06716
(203)879-1977

Page# 3 of 3

Proposal Submitted To: Fountain Hills Condo Assoc.
Address: PO Box 5024
Woodbridge, CT 06525
Phone # : 203-936-9624 **Fax # :**

Job Name: Fountain Hills Condos
Job Location: 420 Fountain Street
New Haven, CT 06515
Date: 09-23-12

Prices as follows:

Building #412	Total of 33 Squares	4 Skylights	Price \$21,387.00
Building #414	Total of 33 Squares	4 Skylights	Price \$21,387.00
Building #408	Total of 66 Squares	8 Skylights	Price \$42,640.00
Building #416	Total of 66 Squares	8 Skylights	Price \$42,640.00
Building #420	<u>Total of 66 Squares</u>	8 Skylights	<u>Price \$42,640.00</u>
Total of 264 Squares		Total price \$170,694.00	

** Deduct \$6,720.00 from proposal price if lower back porch roofs are not included

ANY QUESTIONS PLEASE CALL

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of: \$170,694.00 dollars, with payment to be made as follows:

Payment for each building is to be made within 10 days from receipt of invoice after completion and inspection by Fountain Hills Condo Assoc.

*****In the event that payments are not made as agreed; Fountain Hills Condo Assoc. will be responsible for all lawyer and/or collection fees acquired by M&M Roofing LLC until complete debt is paid in full. *****

* CertainTeed, ELK or any other shingle manufacturer can also be used instead of GAF for the same proposal price.*

Any alteration or deviation from above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted by: Michael Favreau / M&M Roofing L.L.C.
Note-this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance:

Signature:

Signature:

**M&M Roofing LLC
141 Nichols Road
Wolcott, CT 06716
203-879-1977**

Breakdown of proposal labor & materials from M&M Roofing LLC for Fountain Hills Condominium project

Permit	2,450.00
Dumping	11,300.00
Crane cost to load	1,250.00
Drip - 150 pieces	645.00
Rake - 230 pieces	920.00
Ice shield - 46 Rolls	2,392.00
Felt - 30LB	2,040.00
Discs for felt – 400 LBS	700.00
Starters - 38 Bundles	1,710.00
Shingles - 264 Square	26,136.00
Vent Boots - 24 3 inch boots	240.00
.032 Aluminum step - 2600 pieces	2,600.00
.032 Aluminum counter - 400 feet	600.00
Cobra vent - 38 Rolls	1,976.00
Cap 1200 feet /20= 51 Bundles	2,958.00
1 ½" Roofing nails - 28 Boxes	1,120.00
#8 Galvanized Siding nails – 80LBS	120.00
Lap Cement - 2 Boxes	350.00
Clear Caulk - 2 Boxes	350.00
Chimney caps & flues	12,000.00
Gutters & downspouts	21,800.00
Skylights - 32 of them	20,800.00
M&M Labor – 26 Days	<u>28,780.00</u>
Total cost for M&M Roofing	143,237.00

Section 3

ARCHITECT RECOMMENDATIONS FROM 2014 STUDY ITEM DETAIL	ARCHITECT PROPOSAL 2014	ACTUAL	REMAINING TO DO ADJUSTED FOR 5.3% INFLATION 2025	NOTES
Exterior Walls: • Demo existing clapboards. • % insulation replacement w lcynene foam product. • % Plywood sheathing replacement. • Vapor Barrier Replacement. • Fiber Cement Clapboards (Replace existing clapboards with fiber cement - \$90,000). • % Flashing replacement or new as required. • New Cultured Stone at concrete base adjacent to garages.	\$175,000	PAINTING COSTS \$100,000 \$50,000 2016 \$26,000 2024 \$24,000 2025	\$245,429 PROJECTION OR \$125,000 TO PAINT EVERY FIVE YUEARS	Only Painted (Still needs to be addressed) \$61,357 PER BUILDING or cost of annual painting cycle
Roofs: .. • Demo Existing. • New Shingles. • % Sheathing replacement. • Peel and stick Vapor Barrier. • Ice and Water-shield at eaves and peaks. • Flashing. • Gutters and Downspouts.	\$170,000	\$15,000	\$238,417 PROJECTION	Needs to be done \$59,604 PER BUILDING
Windows • Total window replacement with metal clad wood, w flashing. • Cost for wood vinyl window at 75% of metal clad - \$187,500.)	\$250,000	\$0	\$0	NOW HOMEOWNER RESPONSIBILITY PER MEMBER VOTE 2015
Doors:..... • Front entrances. NA • Rear doors to decks at \$1,250 allowance per unit for demo and install new aluminum clad wood (low).	\$20,000	\$0	\$28,049 PROJECTION	Optional
Porches:... • New front and rear porches replace footings, posts, joists, rails and balusters, decking, stairs hangars and anchors. • Increase rear deck size. • Keep existing roofs as possible.	\$225,000	\$335,000	\$0	Front and rear decks replaced. Optional Deck enlargements would be the responsibility of unit owner

Upgrade to Fire Rated Garage Ceilings: • Add one layer of 5/8" Type X, Mold Resistant Gypsum Wallboard • 2 Coats low voc paint • For demolition of existing plus 2 layers Type X 5/8" gypsum board add \$5,000.	\$14,000	\$0	\$19,634 PROJECTION	Optional but recommended
Soffits at Kitchen and Living Area Bump outs ... • Demo existing sheathing and soffits. • Demo existing batt insulation. • Install new Icynene closed cell foam insulation. • Install new 1/2" sheathing. • Install new Fiber cement soffit board. • Install plumbing access panels at kitchens as required.	\$4,800	\$0	\$6,731 PROJECTION	Needs to be done
Site Allowance:\$71,000 • Landscaping: Grading 1,500 • Plantings.....2,000 • Retaining Wall(s).....5,000 • Site Lighting: (20 pole lamps at 1,250 (25K) per plus 250 (SK) per install).....\$30,000 • Irrigation System (35,000SF): at .75 per SF, 26,000 + controls. \$32,500	\$71,000	\$15,000	\$0	Lights Retaining wall AND LANDSCAPING were done through operating budget or 2022 Assessment. One more retaining wall to be done \$7,200
Subtotal:	\$929,800	\$45,000	\$538,260	
10% Contingency:	\$92,980	\$0	\$53,826	
Total Projected Hard Cost:	\$1,022,780	\$465,000	\$592,086	
Interest on Debt Service		\$195,000		
GRAND TOTALS	\$1,022,780	\$660,000	\$592,086	
	N/A	ACTUAL	PROJECTION	

ACCOMPLISHMENTS

YEAR	ACCOMPLISHMENTS	YEAR	ACCOMPLISHMENTS
2010	Fence replacement	2022	Replaced Driveway and All Storm Drains. Replaced 2 Of 3 Retaining Walls. Replaced Driveway and All Storm Drains, Replaced Front Sign
2015	Replaced light fixtures	2024	Removed Numerous Tree Limbs. Painting Phase 1 – 408 – Colonial Blue
2016	Replaced Gutters and Downspouts Replaced Front and Rear Decks	2025	Painting Phase 2 – 412/414 – SW Poolhouse

PROJECTED COSTS FOR CAPITAL AND OPERATING EXPENSES								
	2024	2025	2026	2027	2028	2029	2030	2031
PER MONTH (NEW CAPITAL)	\$0	\$133	\$135	\$138	\$0	\$0	\$0	\$0
CURRENT CAPITAL FUNDING	\$217	\$217	\$217	\$217	\$217	\$217	\$217	\$217
OPERATING COSTS 2% EST.	\$433	\$442	\$450	\$460	\$469	\$478	\$488	\$497
	\$650	\$791	\$803	\$815	\$686	\$695	\$705	\$714
PROJECTED OPERATING BUDGET	\$83,136	\$84,799	\$86,495	\$88,225	\$89,989	\$91,789	\$93,625	\$95,497
PROJECTED CAPITAL BUDGET	\$41,664	\$67,164	\$67,674	\$68,194	\$41,664	\$41,664	\$41,664	\$41,664
TOTAL BUDGET	\$124,800	\$151,963	\$154,169	\$156,419	\$131,653	\$133,453	\$135,289	\$137,161
TOTAL PROJECTED COMMON FEES AND ASSESSMENTS	\$650	\$791	\$803	\$815	\$686	\$695	\$705	\$714

2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
\$974	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$217	\$217	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$216	\$216	\$217
\$517	\$528	\$538	\$549	\$560	\$571	\$583	\$594	\$606	\$618	\$631	\$643
\$1,708	\$745	\$726	\$737	\$748	\$759	\$770	\$782	\$794	\$835	\$847	\$860
\$99,355	\$101,342	\$103,369	\$105,437	\$107,545	\$109,696	\$111,890	\$114,128	\$116,410	\$118,739	\$121,113	\$123,536
\$228,587	\$41,664	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$41,541	\$41,541	\$41,664
\$327,942	\$143,006	\$139,369	\$141,437	\$143,545	\$145,696	\$147,890	\$150,128	\$152,410	\$160,280	\$162,655	\$165,200
\$1,708	\$745	\$726	\$737	\$748	\$759	\$770	\$782	\$794	\$835	\$847	\$860

ASSESSMENT SCHEDULE

#	YEAR	AMOUNT	DESCRIPTION	COST
1	1995	\$750	staining, garage door repairs, roofing, carpentry, fence repair and drainage improvements.	\$50,000
2	1998	\$450	Drywall fireproofing faulty units	\$7,200
3	2002	\$10,000	Paint siding, add roof to all buildings	\$148,949
4	2006	\$450	Replenish Reserves	\$7,200
5	2010	\$2,000	Fence replacement and pavement repairs	\$38,201
6	2016	\$39,060	Paint siding, replace light fixtures, replace front and rear decks (180 Installments 2016 - 2031)	\$624,960
7	2022	\$6,250	Replace driveway, replace 2 of 3 retaining walls, replace front sign	\$100,000
8	2025	\$1,795	Painting. - REQUIRES VOTE	
9	2026	\$1,826	Painting... - REQUIRES VOTE	
10	2027	\$1,858	Painting. . - REQUIRES VOTE	
11	2032	\$11,683	Roof Replacement. - REQUIRES VOTE	

- It is not anticipated that assessments will be necessary once the debt service is paid off in 2032
- Cedar siding must be replaced frequently. It will be up to the membership if we want to keep the rotating painting cycle replacing siding with more cedar or replace with cement board similar to a James Hardy product.
- This entire plan will need to be approved by the membership and should be looked at as one pathway to catch up with deferred and future maintenance projects.
- This plan will likely change after receiving homeowner feedback, so please provide some.