



Key Takeaways for Owners

Summary

This summary presents a proposal to address widespread water-intrusion conditions affecting the building exterior. It explains that the issues are systemic and cannot be resolved through recurring patching, painting, or other short-term repairs. It also outlines the risks of concealed damage, escalating costs, and potential impacts to property value if action is deferred. The recommended approach is a coordinated exterior renovation using long-life materials, with an estimated pre-bid cost of \$475,500 and potential financing options to spread owner costs over time and improve budget predictability.

- **The issue:**

Fountain Hill's buildings have **systemic water-intrusion problems** affecting roofs, siding, and wall transitions. These are **not isolated defects** and cannot be solved with continued patching or painting.

- **Why it matters:**

Ongoing leaks can cause **concealed structural damage**, increase long-term costs, disrupt residents, and negatively affect **resale and financing**.

- **Why now:**

In 2001, the buildings were re-roofed by installing a second layer directly over the original roof. In 2012, a comprehensive study identified the need to replace roofs, windows, and siding; the total project estimate exceeded \$800,000. That project was not approved, and homeowners instead assumed responsibility for window replacement. The Association obtained a loan of approximately \$600,000 for 15 years at 5.73%, and the roofs and siding were deferred and scheduled for 2031, when the loan was to be paid off. However, the roofs are not expected to perform for another five years and require replacement now. Ice dams at 408 are causing damage that may affect structural integrity if not addressed promptly. Repeated repairs are no longer effective, and construction costs continue to rise; further delays increase both risk and total cost. In addition, deferred maintenance may increase the risk of insurance non-renewal. Connecticut law requires associations to carry insurance but does not prevent carriers from declining to renew coverage.

- **The proposed solution:**

A **coordinated exterior building-envelope renovation** (roofs, siding, flashing, drainage) using **durable, long-life materials**, done as one integrated project.

- **Cost perspective:**

Estimated project cost today is **~\$475,500 (pre-bid)**. Waiting significantly increases costs due to inflation and continued damage.

- **Owner impact:**

- Key points:**

- Costs may be financed and repaid over time, creating a predictable monthly expense (similar to 2014). If financed, debt service would likely extend through approximately 2046.
 - Owners may choose between full financing or a combination of assessment and financing.
 - A phased approach is an option but increases risk and adds prerequisites.

- Alternatives:**

- 4. Partially assess owners and finance the remainder.
 - 5. Complete the roofing work and side the buildings scheduled for painting this year, then side the remaining buildings in a later phase.

Considerations: A phased approach increases risk and would require completion of outstanding window replacements at 416 and 420 before construction. In addition, units 416B and 420D would need to replace garage doors, as prior owners did not replace them when other doors were replaced at owner expense.

- **The decision:**

Owners are being asked to approve:

1. Moving forward with a coordinated envelope renovation
2. Final design, bidding, and financing
3. Use of durable materials to reset the capital plan
4. Completion of remaining window replacements before construction

- **Bottom line:**

This is a **building-protection and long-term cost-control decision**, not a cosmetic upgrade.

Conclusion: Addressing the exterior water-intrusion conditions through a coordinated building-envelope renovation is intended to reduce ongoing damage, improve long-term cost predictability, and protect property value. Approval at this stage supports final design, competitive bidding, and evaluation of financing options, while confirming the required owner items (including remaining window replacements) can be completed before construction begins.

Next steps:

- Approve a motion to proceed with the coordinated building-envelope renovation (scope and approach).
- Set deadlines and confirm a completion plan for remaining owner responsibilities before construction (including window replacements at 416 and 420, and garage doors for 416B and 420D as applicable).
- Finalize design and bid documents, then issue the project for competitive bidding.
- Evaluate bids and select a preferred contractor; confirm the final budget and schedule.

- Select a funding approach (financing vs. assessment/financing mix) and obtain financing terms for owner review.
- Publish a resident communication plan with key milestones, anticipated impacts, and points of contact.