

----- Forwarded message REGARDING ROOF REPLACEMENT FOR 13327 Ashford PARK IN 2025 with NO additional special assessments-----

From: <elitemanagement@cincsystems.net>

Date: Mon, Jun 12, 2023, 11:00 AM

Subject: Draymoor - Roofing Project Begins

Everyone,

Please allow me to apologize in advance for the length of this email, but there are many topics to cover and those topics are of great interest to us all...most especially those homeowners who will soon be receiving new roofs.

First, I am extremely pleased to announce that, after five (5) years of careful fiscal planning, the roofing project for our community is poised to begin this month. As you know, acting as your treasurer as well as my other responsibilities, I have been asking the Board to approve small increases in our monthly assessments over the past several years and directing that those funds be placed in several interest bearing accounts as they were accumulated. These small increases in our monthly assessments, over a lengthy period of time, have had **the result of supplying the HOA with sufficient resources to fund this project without even the slightest mention of a "special assessment"** ... The estimated total cost of the project to re-roof all of the twenty nine (29) buildings in our complex will involve an amount slightly under one million dollars (\$1,000,000) but will be spread over a three (3) year period in order that our Capital Reserve account, in the event of an emergency, will never fall below a prudent level.

Approximately two (2) months ago, armed with the knowledge that we were rapidly approaching a time to commence this project, I asked for several of our homeowners, who have past experience in this area, to volunteer their services on a "Roofing Committee"... This Committee was tasked with the responsibility of asking for and examining bids from various roofing companies for this project and eventually making a recommendation to the Board. In their wisdom the Committee asked the Board for permission to hire a consulting firm to assist in this endeavor and this was, of course, granted.

After much investigation, evaluation and consultation between the Board, the Committee and the consulting firm the contract has been awarded to HRH Roofing Company of Raleigh. The Board, the Committee and I are all convinced that this company, which has a most impressive reputation, will provide us with the highest quality installation at the most reasonable price and with as little disturbance to us as possible. For example, there will be no parking of personal vehicles within the complex by the crew members working on this job... Each day all workers will be brought into and out of the complex by company owned vans...therefore no "street parking" by the workers. Also, at the end of each day, the grounds will be thoroughly cleaned and all debris will be removed...including the use of a magnetic device to locate any errant nails which may have fallen into the grass. The shingles selected are of the highest quality and longest duration and will be applied with "hand nailing" as opposed to nail "guns"... Suffice it to say the project has been approached in such a manner as to provide all homeowners in Draymoor Manor the finest possible roofs which will protect our homes for many, many years to come.

And now perhaps a bit of not-so-good news that will result in a certain amount of monetary inconvenience for some of you.

First, There are a few homes involved in the community re-roofing project which have two (2) skylights on the third floor... The old skylights will, of course, be replaced with new ones as part of this

project... The Covenants require that the HOA is responsible for the maintenance and replacement of roofs in our complex and that the homeowner is responsible for replacement and repair of siding, doors, windows, etc. Well, here is the question... Is a "skylight" part of the roof...or is it a "window" ?... The Board has considered this at length and determined that skylights are probably both... So, the determination by the Board is that the cost of replacing these skylights will be shared by the HOA and the homeowner involved... The HOA will pay for the replacement of one (1) and the homeowner will be charged for the replacement of the other... Each new skylight will cost \$1,100 including installation. For those eight (8) homeowners in this initial phase of the project with skylights this amount (\$1,100) will become part of your account and payable accordingly. Secondly, for those homeowners with satellite dishes, the roofing company will remove the satellite dish but the homeowner will be responsible for reinstallation... Further, in order to protect the roofs (which are the property of the HOA) the roofing company will be installing satellite dish "pads"... The cost of these "pads" is one hundred dollars (\$100) each and, if appropriate, that amount will also be added to the homeowner's individual account... In addition, if you have installed any other items on your roof (ie: sun tubes, ventilation fans, etc.), the roofing company will remove same, if necessary, but the homeowner will be responsible for reinstallation.

This first phase of the roofing project will involve nine (9) buildings and thirty four (34) homeowners... The addresses involved in the first phase are as follows:

13100 thru 13106... 13101 thru 13107... 13110 thru 13116... 13111 thru 13115... 13117 thru 13123... 13118 thru 13124... 13126 thru 13130... 13135 thru 13141 and 13250 thru 13256

These nine (9) buildings were selected by the roofing company in that they are among the oldest buildings in the complex and also are in greatest need of replacement... In 2024 an additional nine (9) or ten (10) buildings will receive new roofs and **in 2025 the project will be completed for all twenty nine (29) buildings.**

At this time the first phase of this project is scheduled to commence on Monday, June 19th.. Unless weather interferes we should expect the employees of HRH roofing to be on site beginning that morning... It will not be necessary for these homeowners to move patio furniture or make any other adjustments to your property... If necessary the roofing company will carefully move anything which may interfere with the project...

Again, sorry for the long email but the Board wants everyone to be aware of each detail regarding this rather extensive project... If you have any questions or comments please respond to me at your convenience.

Best to all, Jerry Cram

President Draymoor Manor HOA

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Very proactive HOA regarding maintenace:

From: Jerry/Paulette Cram <jcram@mindspring.com>

Date: March 9, 2024 at 7:44:00 AM EST

To: HOA emails deleted by NC

Subject: RECENT ROOF REPAIRS

Thursday, March 9, 2024 - 7:35 am

All,

Just a short FYI...Following the recent high winds, and after receipt of an email from one (1) homeowner stating that a shingle had been found in her yard, I asked our friends at Ark Roofing to do a thorough inspection of our homes with "old" roofs to see if there were any missing shingles, etc. If your address appears below you are among those where some damage was discovered and subsequently repaired. This is, of course, done at no cost to you whatsoever. If you would like to know the extent of the damage and what was involved in the repairs please let me know. The homes involved were: 13217, 13300, 13327, 13330, 13347 and 13357

Best to all,

Jerry