

Fellow Unit Owners

When our buildings went up in the late seventies the building codes were much different then they are now. Back then when the roof trusses were attached to the top of the concrete block walls in our phase two buildings, and the studded walls in phase one buildings, there were metal straps embedded in the concrete, or nailed to the framing, that stuck up where each roof truss was to be attached. At that time the code only required two nails be used to attach the strap to the side of the truss. Now the code is different, and our insurance companies require that the strap needs to be bent over the truss and down the opposite side, and an additional nail be added. When the strap is bent over the truss and the third nail is added it qualifies not only the Condo but all unit owners to get a good-sized discount on their insurance. Over the years when re-roofing projects were done, we paid the roofing contractors to bend the strap and add the third nail. This work has been done on buildings 1, 2, 3, 4, 9, 10, 11, 12, 14 & 15. Starting on January 3rd a contractor will be doing this work on buildings 5, 6, 7, 8, 13, the club house and the maintenance building. We will also be spot checking the buildings that were done in the past to ensure that the work was done properly.

We will start the work on building 5 the morning of January 3rd and continue in numerical order until the work is complete. This means that we will need access to the attic space in all second-floor units. When we know how long it will take to due each unit we will email and or call the next unit owners inline to let them know an approximate time when we will need access to their unit. Any units that are not currently occupied based on our information will be entered using the key we have in our lock box. This would be a good time to ensure that the office is aware of any occupants that may be in your unit to avoid any potential embarrassing situations.

When this work is completed, we will have another company do a new wind mitigation inspection and report for our buildings. A favorable result from this inspection will enable us to get the best pricing for our condo's insurance that will renew on March 1st. This favorable inspection will also enable all unit owners to get a break on their homeowners' insurance.