

Corbins Mill Homeowners Association

<http://corbinsmill.org/>

June 23, 2020

Dear Owner/Resident,

We are pleased to inform you that the Board has approved a contract with Feazel to replace all roofing, siding, and gutters on all buildings. The work authorized will represent a significant upgrade (including installing larger gutters) to the property and provide significantly lower maintenance costs over time. The changes will also bring these aspects of the property up to current code requirements.

The Board has also approved a new color scheme and some additional architectural changes (e.g., reducing the size of the visible frames around the windows). The rendering below provides a sense of how the property will appear after the work has been completed.



Isn't this going to be expensive? Will there be a special assessment to homeowners?

This represents an exceptionally large and significant expense and is perhaps the largest project to be done on the property since its original construction. The Board has been working to build reserves against the inevitability of the need to do these upgrades. Fortunately, recent storm damage presented an opportunity to make a substantial insurance claim. The insurance funds will cover approximately 90% of the costs with the HOA covering the remaining 10% (a significant sum in its own right). Barring the unexpected, the Board does not anticipate making a special assessment to homeowners.

When will the work be done?

Feazel must order the needed products and schedule the work, but we anticipate that barring inclement weather or other unforeseen delays, a significant portion of the work will be accomplished during the summer with final work accomplished by early Fall.

The Board will also contract for some painting work (e.g., garage doors) as part of the project.

Do I have to do anything to prepare?

Most residents will not need to do anything special to prepare other than temporarily remove exterior garage door openers and flag pole brackets. Some residences have exterior wiring that has been installed without authorization, and this must be permanently removed (upper floor cable connections, etc. must be done through interior wiring changes). Towne will provide notice to the owners of specific units if steps are required. Failure to act by the deadline established by the Board will result in the Board authorizing the removal work to be done and assessing costs and a penalty to the homeowner.

I want to upgrade my windows – is that possible?

Yes. Owners may have windows upgraded at their own expense as part of the work being done by Feazel. The decision must be made quickly and full payment for the windows must be made upfront to the HOA. Feazel will order and install the windows. No installation charge will be assessed as window removal and installation of a replacement can be easily integrated into planned work. Contact Barbara Bitler at Towne Properties, 614-781-0055 or barbarabitler@towneproperties by July 3 if you are considering upgrading your windows.

What work will be done?

Feazel will install roofing, then siding, then gutters.

Roofs. All roofs will be stripped down to the wood (rotted and damaged wood will be replaced) and then covered and shingles attached. The GAF shingles will represent a significant upgrade to current shingles.

Siding. The aluminum siding will be removed and replaced with Royal Building Product Estate lap vinyl siding. The exterior of aluminum-wrapped chimneys will have an upgraded appearance.

Wood trim/fascia. Some wood will be replaced with vinyl. Wood trim that remains will be removed, inspected (and replaced if damaged or rotted), wrapped in aluminum and reattached.

Gutters will be removed and replaced with upgraded, larger gutters and a new leaf guard system. Some re-engineering of gutters will also be done to eliminate unneeded downspouts.

Soffits (the vents under the eaves) will also be replaced, and various minor painting work will be done including painting garage doors. (Note that patio fences and mailboxes will not be painted with the new paint color at this time.)

Will I have to change my routines? Will there be noise, dust, etc.?

You may have short periods where your front entry door, garage door, and patio door are not accessible as work is done. You may need to avoid using your parking spot in front of your garage for a short period. And you will want to keep your windows closed while work is being done on your building. Feazel will alert residents at least the day before if access will be impaired.

There will be noise, and crews will be moving around the property as the work is done. Equipment (including a crane) will be onsite. Some building materials will be stored on the property.

Feazel will do its best to minimize inconveniences. All construction debris will be cleared upon completion of work each day. Questions and concerns may be addressed to Towne Properties who will relay issues to Feazel for prompt action.