

# ROOFING PROJECT

The Board is excited to announce that the second phase of the roof replacement project is expected to begin next **Wednesday, March 27<sup>th</sup>, 2019** (weather providing). Fox Chase Contracting will be replacing the roofs of Chelsea, Caitlin, Amberly, and Townsend Courts. The Property Manager will be providing updates via email, regular mail, and mailbox flyers and on our website [www.societyhill3.com](http://www.societyhill3.com)

**Parking and staging areas:** For the safety of your person and your vehicle, the contractor will post a notice the day before your building is worked letting you know when work on your unit's roof will occur. Please make sure to move your car to another area on the date work is scheduled to begin. The contractor may tape off an area surrounding the building that it is working on. During this time, if your reserved space is within the blocked off area, you will have to park elsewhere.

**Skylights:** All skylights must be replaced in order for the roof to obtain its warranty. Homeowners with skylights will be given two types skylight to choose from or to choose not to have a skylight. **The cost of the new skylights will be the homeowners' responsibility.** (Skylights are considered windows and therefore owned by the individual homeowner). If you have not already filled out and returned your skylight form to the onsite office please do so at your very earliest convenience. If we do not have a form from you indicating your preference (the skylight form) the contractor will determine whether or not your skylight needs replacement, and you will be billed accordingly. All skylights over 2 years old will be replaced. For more information please contact the onsite office at 732-821-6314.

**Satellite Dishes:** Beginning with this roof project, NO satellite dishes may be attached to the roof. All satellite dishes will be removed by the contractor. After the project has concluded dishes may be mounted on a pole in a bucket on your deck, balcony or patio. Dishes may also be put on a pole in your flower bed. You will have to coordinate with your provider.

**Attic Fans:** All attic fans will be disconnected and removed by the contractor. The new roof will have ridge line venting, which provides the air flow and eliminates the necessity for an attic fan. Please note that the contractor will not cap off the electric to the existing fan. This will be a temporary 'fix.' All homeowners with attic fans that have been removed will be required to have their electric to the fan professionally capped off by a licensed electrician one the project has ended.

**Attic space:** During the roof replacement the contractor will have to lift a plywood and inspect the roof from inside the attic. Therefore not only will the contractor have full access to your attic but also will have to be able to walk around your attic. Please make sure that you move your items to the center of the attic and cover them to protect them. Also, if you have anything of value, please relocate them. Please note that attics are considered a limited common element and are not to be used for storage (Article 5.19 of the governing documents).

**Construction Hours of Operation:** Monday through Friday from 7:30 am until 6:00 pm. Weekend work will start no earlier than 9:00 am

**Costs:** The board has been funding a capital reserves account in accordance with an engineer prepared reserve study. As long as no major construction issues arise, the association has the funds available to pay for this project and no special assessment will be needed.

**Notifications:** You will be notified 3-4 days prior to the start of your building. If you are planning vacation or plan to be out of town, please make arrangements with someone to move your car and to have access to your unit should the need arise.

**Building Priority Order:** The buildings were prioritized by an engineer inspection and the roofs that are in the worst condition will all be completed in the first phase. The second phase of this project will begin on Townsend Court on March 27<sup>th</sup>, 2019

**Website:** If you haven't done so already, please request a log in to our website [www.societyhill3.com](http://www.societyhill3.com) and stay up to date on the project.