

## **WESTCHESTER LAKE TOWNHOMES**

### **APRIL 2022 COMMUNITY LETTER**

[www.westchesterlaketownhomes.com](http://www.westchesterlaketownhomes.com)

## **NOTIFICATION**

The BOD have been diligently pursuing information on the pool and roofing. Mark DeEulio is leading the pool effort. He has been inquiring as to all the necessities including not only just the pool but also Electric tie-ins, Water/Sewer tie-ins, Restrooms, Fencing, Decking, Codes requirements, and safety requirements. This is an ongoing process as this has become more complicated and time consuming than originally anticipated.

We have also looked into replacing our roofs early due to continued increase in costs and new homeowner's insurance requirements on roofing. Ed Tafelski led this effort of obtaining firm quotes for material and labor to replace the roofs on all 11 buildings. Six contractors were contacted and this past weekend the BOD voted to accept the bid from Polymath Construction Group. Their bid was within the roofing reserve amount we have in the bank so there will not be any assessment to the homeowners.

Work will commence in approximately two weeks. The work schedule is to work on one or two buildings at a time and proceed in sequence. All buildings will not be worked on at one time. The plan is to start on the north end with building 2810. As a result please be patient with the construction as a large dumpster will be located on the south end and equipment staged in the center circle. Parking may become an issue so double parking will be allowed during this time.

The roof replacement should help with insurance premiums and new wind mitigation will be available to the homeowners. If anyone would like to see the color of shingles that will be installed please see Ed at 2794 #4.

If any Homeowner has issues during construction please contact any of the Board members; Ed Tafelski, Bill Tuomey, Roger Kraft, Mark DeEulio or Katrina Barraza.

Thank you  
BOD