

### ROOF REPLACEMENTS

As first discussed in the last Newsletter and later at the Board meeting in mid June, an insurance claim for most of the buildings has been approved. Some buildings await final evaluation. Please note ALL roofs will be replaced. Those not covered by the claim will be funded by the reserve fund dedicated for the roof replacement that was anticipated around 2025.

The project will begin on or about July 16. The contractor is AAA Roofing Company, Inc. **The contact for any questions is Scott Cosentino 630-327-0560.**

By now most of you\* will have already received a form about other details including options for replacing skylights, adding insulation and installing roof vents for your existing 2nd floor bath exhaust fans. Shown below are photos of the skylight options and the roof vent. If you have selected any of these items, the actual samples will be available for you to see for the next several Saturdays (from 8-10 am) at the Contractor's Job Trailer which will be located in the Visitor Parking area at the west end of Westminster.

*\*Forms have not yet been distributed to Ashton and Denton. If your anxious to see one before they are distributed on your street, they will be available at the Contruction Trailer on Saturday mornings.*



*If you replace a Fixed skylight with a Manual fresh air skylight, you may need the optional control rod for out-of-reach areas. They run about \$50.*

*Skylights are by Velux. See veluxusa.com for additional info.*

### TIMING, WEATHER and other factoids

In a perfect world it would have been great to have more time for decision-making and information. As many of you know, the inspections began late last year and roof access was dependent, thru the late winter and spring, on the weather. Once the claim was validated, we had to act quickly and everything shifted to high gear. There are 262 homes in 55 buildings in the community. A lot of ground...err roofs to cover.

Again, weather will affect schedules, and may affect work and completion. Work may be done on weekends, and of course rain will not be our friend. Please watch for notes and information on your door for your particular building. If you have any questions for **roofing issues, again please call Scott Cosentino 630-327-0560.** Please call our Management Company with any other questions. **You can reach either Laurel McDonald at 331-215-8635 ext 4220 OR Marcia Caruso at 331-215-8606.** It's really not fair to reach out to individual Board Members to find out how much ice shield will be used (whatever the code requires) and if the proper permits will be pulled from the village (of course they will).

Thanks in advance for your help and cooperation! And maybe keep some ice water handy for the roofers.

