

## Frequently Asked Questions

### **How was the \$15,000 special assessment determined.**

The total project is estimated to cost \$2,100,000. We divided this amount by 140 units and this equals \$15,000.

### **Why are the middle units being assessed the same amount as end units?**

The labor and disposal costs of removing the stucco are much higher for the middle units and it was decided to charge each unit owner the same amount.

### **Does every unit need to be repaired?**

A moisture probe study was completed in 2020 and these are the conclusions and recommendations:

#### **Conclusions:**

The elevated moisture levels and damage that we observed confirms water infiltration and water damage is occurring to the buildings. We have also concluded that since water intrusion and elevated moisture readings were recorded at 64% of the units inspected, this is a systemic condition throughout the community. If the deficient conditions are not corrected, water intrusion will continue and cause more damage to the building structure as well as provide an environment for organic growth and water damage inside the units.

#### **Recommendations**

Our recommendation is for the complete removal of the stucco and vinyl siding. Based on the widespread nature of elevated moisture probes and water damage observed and the fact there is no WRB behind the siding, complete removal of the siding is necessary to identify and replace all the damage sheathing and structural wall framing. The complete removal of the siding will allow for the installation of the code required WRB on the entire building and for the installation of the proper flashing around the windows, doors and at kickout locations, before new vinyl siding is installed to replace the stucco siding.

### **When will the project begin?**

The project is slated to begin October 30, 2023, and depending on the weather will take approximately 4 months to complete.

### **What time will the crews begin working?**

There will be three crews working and they will begin around 7:30 am and work until dusk.

### **Who is responsible for detaching patio fences and satellite dish hardware?**

Lemus Construction crews will detach the patio fence hardware and, in some cases, small sections of the fence from the existing siding and wall. Any satellite dish hardware currently attached to the siding will be removed. It will be the responsibility of the homeowner to have the sections of fence reinstalled and to have satellite dish wires run cleanly without anything being attached to the siding.

**Please explain the site map and the different colors and numbers.**

Site maps are available upon request, will be emailed or posted on Facebook. There are 3 colors, each one symbolizing a different crew. The colors are green, yellow and blue. Each building will take 10-12 days to complete. Numbers 1 – 8 show the schedule sequence for all the buildings.

**Why are the shrubs being removed? How is the being paid for? Will new shrubs be added?**

Many of the shrubs were large, overgrown and closer than 2' to the wall. These shrubs are being removed through the 2023 budget. Mulch was not placed in the shrub beds this year because the board anticipated the water remediation project beginning. New shrubs will be planted next spring.

**How will I know when they are coming to work at my property?**

Lemus will drop notices on your door 3-4 days before they begin to work on your building.

**Will I need to remove things on the inside of my home?**

Yes, it is recommended that you remove wall hangings from the interior of your outside walls.

**Does my deck furniture need to be removed?**

Yes, it will need to be removed from your deck. Find a way to store in your garage, inside your home or some place that will not hinder the mowing of the grass.

**How will I pay for my assessment?**

On January 1, 2024 your assessment will be placed on your owner ledger. \$15,000 will be added unless you inform Hershey Real Estate you are choosing the monthly payment plan.