

## ARRON TERRACE ROOF REPLACEMENT

It is anticipated that our Villa roofs will require replacement sometime during the coming years 2021 or 2022. Since we each own our individual roof, the Egret Landing HOA has no financial role in this project (see our HOA documents). Unit 12207 of building #3 is currently showing signs (leaks) of significant failure. The purpose of this letter is to gauge the level of interest of the Villa owners in building #3 to coordinate the timing of their roof replacement.

Current costs for replacement may range from \$7,000 to \$8,000+ per Villa, depending on size and location of the unit in the building. We currently do not have a firm quote, but it will be broken down into 5 individual contracts, one for each Villa owner. Due to the pandemic, roofing materials are currently difficult to come by, and may push out the schedule by many months.

The advantages of a coordinated roof replacement are:

1. Pricing. It is anticipated that a lower price per unit will be realized if the entire roof of each building is replaced at once, as opposed to an individual Villa replacement solution. Scheduling in advance for a winter roof replacement (off season, as opposed to summer) should also reduce pricing. We should not wait for damaging leaks to appear at our interior ceiling level.
2. Aesthetics& Quality. Completing the roof replacement of all 5 units at the same time will provide a uniform “look” to the entire building, and avoid the “checkerboard” appearance evident in other attached Villas in Heritage Springs. It will also improve the water-tightness of the structure, as there will be four less seams in the building’s roof.



3. Leak sourcing. Since the existing roof runs seamlessly over all of the Villas in each building, it may be possible for an owner to replace his/her roof, only to find the source of the leak to be from a neighboring roof. Those Villas with “radiant barriers” (see photo to left) installed under their roofs, in their attics, also exacerbate leak sourcing. Replacing the entire building roof at one time should eliminate this potential problem.

4. Construction noise, traffic congestion, and dirt/debris. Replacing the entire building's roof at one time should reduce this construction nuisance.

The challenge of a coordinated roof replacement is that we must all agree to replace our roofs at the same time. This may prove difficult as it is possible for our neighbor's roof to fail, and ours to appear fine. We must all agree that the ultimate goal is not to squeeze the last month of use out of our original roofs. We would need to be prepared (our financing in order) to replace our roofs with little notice.

Our building (#3): Arron Terrace Villa addresses: 12203; 12207; 12211; 12215; 12219.

I welcome your thoughts.

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