

November 20, 1991

Dear Homeowners,

During the past summer months a potentially serious problem has been discovered in our buildings. With the construction of some of the second floor decks, it has been brought to our attention that moisture is infiltrating the structure, getting behind the siding material, and causing some deterioration. At this point the full extent of the damage is unknown, and the Board has hired an independent building inspection company, James Wilson Building Consultants, Inc., to assist in determining the problem, its extent, and possible solutions.

Based upon a preliminary inspection, the problem seems associated with a variety of factors that are all contributing to the overall problem. In general terms, we have a ventilation problem in addition to a moisture infiltration problem which is causing dry and wet rotting of the wood structure in some locations.

The source of this problem includes (1) lack of roof overhangs, (2) lack of exterior caulking around windows and doors, (3) interior moisture from baths, washer & dryer units, etc., not being vented to the outside, (4) irrigation sprinklers misdirected to the exterior siding, (5) and lack of adequate ventilation in both crawl spaces and attic spaces. There may in fact be several other sources which have not been identified.

The Board has employed Mr. Wilson to inspect each building crawl space to determine how extensive this problem is. His company will collect data concerning humidity levels, past and current moisture damage and will recommend solutions to this moisture problem.

Not many of the proposed solutions will be easy to remedy and most could be quite costly and complicated. Therefore the Board is determined to research this problem extensively before required correctional actions are taken. Because of future expenses concerning this matter and the other expenses which are new required (re-staining the buildings, etc.), the Board has approved a 15% increase in Association Fees for the 1992 Budget. The Board feels that a gradual increase of fees on a monthly basis is more appropriate than a special assessment when the repairs are actually made. The moisture problems will be discussed at the Annual Meeting on December 3--please attend so that you can be informed more fully on this issue.