

SHINGLE REPLACEMENT UPDATE

On January 30, 2025, the formal/final agreement between the Villas at Five Ponds Community Association and Lemus Construction, Inc. for shingles replacement and roof upgrades was signed at our Clubhouse. Lemus is scheduled to provide for the removal and replacement of shingles and other upgrades to all 280 homes (70 buildings) along with the Guardhouse Cabana and Clubhouse. It is anticipated that the work will commence around March, 2025 - more on date to follow.

The project will include the removal of shingles and other roofing materials down to the plywood roof, a detailed inspection, repairs as may be required prior to shingles replacement (owners will be responsible for cost of any "home specific" needed repairs), installation of "high end" upgraded synthetic underlayment, upgraded synthetic pipe vent covers, and venting boxes, new/improved flashing, and other additional improvements - as part of the GAF shingle "Golden Pledge Warranty." Each owner will receive a copy of the warranty for their home shortly after installation is completed. For more in-depth information about the "Golden Pledge Warranty" feel free to do a search for it online.

Prior to the work commencing all home owners will be mailed a copy of a single page agreement between themselves - as the home owners - and Lemus, with an attached list of "possible" homeowner expenses (Exhibit B of the agreement, for repairs, if any, following Lemus' inspection. This is required to be signed by the homeowner, and returned to Lemus. It acknowledges that they - the homeowner - will be financially responsible for Lemus performing certain "extra" repair work, as detailed in Exhibit B, a copy of which has been previously provided to all, e.g. via e-blast (January 2025), in the February 1, 2025 Villa Voice, on the new VFP website, and attached hereto for convenience. The two (2) most prevalent homeowner expenses are anticipated to be: **a)** the removal of rotted and/or water damaged plywood sheets which will need to be replaced; and **b)** the complete removal of ac powered attic exhaust fans including electrical "tie off" and adding replacement plywood. Again, the required (Exhibit B) repair work will be detailed/documented by Lemus to the owner.



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EXHIBIT "B"

**The Villas at Five Ponds Homeowners Association
 Homeowner Responsibility Components**

Units Costs

- 1/2" CDX plywood - \$ 75.00/sheet
- 1/2" FRT plywood - \$ 90.00/sheet
- Dryer/Bathroom vents caps only - \$110.00 each
- Dryer/Bathroom vent full installation - \$225.00 each
- Baffles - \$ 7.00 each
- Carpentry/siding repairs - \$ 65.00 man hr. plus materials
- Gutter Tune-Up - \$175.per unit
- Attic Fan Removal associated costs
 - retrofit the wirings back to junction box - \$125.00/per
 - plywood to cover the opening from attic fan removal - \$75/per sheet

Quality You Can Trust



Why is Exhibit B repair work, and associated materials not an Association responsibility? The explanation is simple - the Villas at Five Ponds is NOT a condominium or coop, but a homeowners' association with each individual home privately owned by deed. The Association is NOT responsible for maintenance and/or repair beyond that dictated by the Declaration. YES - we are responsible for shingle replacement at the end of "useful life," and YES – we are going "above and beyond" just "shingles" to proactively provide a long-term solution to existing and/or potential roofing problems resulting from faulty and/or shoddy initial/builder construction; however, that does NOT entail remedial repair incident to the roof replacement, hence not budgeted, or reserved for by the Association. It also should be pointed out that Exhibit B repair work - if needed - must be performed in order to be issued the "Golden Pledge" warranty for the building.

Approximately three (3) days before the work will be done on your individual home Lemus will be hanging a notification on your door handle. You do not have to be home for work to be done. You might want to consider going on the VFP website and looking for the copy of Lemus Construction booklet - originally available and distributed at the November 14, 2024 VFP Community (roofing) meeting. It contains some specific recommendations about how to prepare your homes inside and outside for the shingle replacement project, e.g. take things hanging on the wall down to avoid vibration causing falling.

Sincerely,

The Villas at Five Ponds Executive Board.