



STONER'S GLEN HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

August 8, 2013

Subject: Homeowners Repair Responsibility

Dear Fellow Homeowners,

Painting of the exterior trim for all units located on Stoners Glen Drive (36 units) is scheduled to begin in September of this year. The Board has reviewed units on Wiles Court and Stoners Glen Drive and it is the consensus that the immediate need for painting is the units on Stoners Glen Drive. We have evaluated each unit on the Drive and found some units that are in need of repair to the windows before paint can be applied.

Since windows and doors are the responsibility of each individual owner per the Covenant, painting will be delayed until after September 15th to allow owners time to make needed repairs to damaged windows and/or doors. We will furnish a list of units in which damage was identified during our assessment. This may not necessarily be a complete list of all damage; therefore, we suggest that you evaluate your own unit to verify any repairs needed.

If you do not wish to make the repairs yourself or make arrangements for someone else to make the repairs, we can direct the painting contractor to make them and bill the unit owner at the Association's cost. This would also apply to damage that might be found during the painting prep that may not have been identified previously. The painting contractor will not proceed with repairs exceeding \$100.00, unless previously directed by the owner, without first notifying the unit owner. The owner would then be expected to have these repairs completed in a timely manner in order that the painting process would not be delayed.

Please have all repairs completed by September 15th, or notify your Board by that date that you prefer the painting contractor make the repairs and bill you at cost.

Respectfully

Your Stoners Glen HOA Board of Directors

2013 Stoners Glen HOA Board of Directors

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