

# GRANDCHESTER MEADOWS

**To: All Residents**

**Subject: Garage Door Maintenance Status**

The HOA Board has selected a contractor to perform garage door maintenance. The initial scope of the work is limited to two buildings on each side of the property for evaluation purposes. Each building is prominently located closest to the street entrance of each respective community. The Board is as anxious to get this project started and is excited about this vendor's furniture-refurbishment approach to the project.

The work on these initial two buildings will begin on or near Monday, February 16, 2009. The addresses are listed below, affected homeowners will also be contacted by e-mail and phone.

Prestonian - units 100, 102, 104, 106 (first 4 units on immediate right after entering this street)

Grande - units 101, 103 and 105 (first 3 units on immediate left after entering this street)

The contractor warrants the work for one year, provided the wood is in suitable condition. In selecting the above addresses, the condition of both the previously applied finish and the underlying wood were considered. The wood at these addresses is in good condition and the applied finish is varied enough so that we will adequately be able to evaluate the contractor's work. No garage door section replacements are required for these doors before warranted work begins.

Important factors affecting the success of the project are listed below; each item requires homeowner cooperation to:

1. Allow contractor to utilize their garage door opener or stipulate other means by which they may gain entrance to the garage so that the door height can be adjusted as they work and in order for protective coverings to be spread over driveway and garage floor, and;
2. Remove cars intended to be used during the day from garage either the night before or before 10:00 a.m. so as not to interfere with the work (cars left in the driveway are okay, but are at owner's risk, see note 6), and;
3. Remove or otherwise secure any valuable personal property kept within the garage, and;

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4. Take precautions safeguard any house pets kept in the garage either inside the home or at a safe place, and;
5. Provide access to an exterior power outlet, and;
6. Not disrupt a free-standing tarp that may be erected to serve as a weather and sun barrier during the three-coat/dry process which can take up to 8 days. If the weather warrants the use of this protective plastic barrier, the surface-finishing application work will be done behind it and the free-standing barrier will remain in place until the work completes. The workman will make exceptions for minimal interruptions, ex., golf-cart outings, and;
7. Communicate with the contractor to work through any inconveniences caused during the approximately 10 days of work.

#### Other Project Information

For the entire community, the full re-finishing of the doors is a multi-year project. The work to determine the specific timing by address has begun but is yet to be completed. Some doors will continue to receive the urethane spar varnish as we work toward converting the property to the new oil-based product.

Homeowners with excessive weather damage, most typically to their lower sections, may want to replace those sections before work on a full refurbishment begins at their home. The contractor has the ability to alter the stain color to effect complementary shading across the panels and sections and will be doing this for all the doors anyway. The garage door distributor, Wayne Dalton, does not replace the smaller square panels, but they have provided quotes to replace entire sections. Our most recent per-section replacement quotes are made up of a \$105 service fee, plus, \$464.00 for a 16 foot door and \$522.00 for an 18 foot door. These costs include removal, section installation of untreated wood, and disposal. As the project progresses, the Board will contact homeowners whose door the contractor will not warranty because of the condition of the wood.

Regards,  
David Robbins  
PGV&T Property Manger