

ROOF REPLACEMENT

Townhome Owner Meeting | Monday, September 21, 2026



Update and Terms



Prices provided last meeting were unit prices not building prices.

Terms adjusted to decrease confusion.



Unit

One townhome and one address



Building

A grouping of townhomes under one structure

The Problem: Our Roofs Are Aging Out



Our townhome roofs are nearly 18 years old

Most roofing materials are built to perform well for roughly 20–25 years — after that, wear accelerates and leaks, cracking, and structural issues become far more likely. Recent major storms and heavy snow loads have accelerated this wear, adding further stress to roofs that were already nearing the end of their useful life.

ROOF AGE VS. TYPICAL LIFESPAN



18 years old today

0 yrs

20–25 yrs (expected replacement window)

Deferring this work only increases cost and risk the longer we wait.

Insurance Is Not the Solution



What Insurance **COVERS**

- Sudden storm, wind, or hail damage
- Fire and other sudden casualty events
- Damage from a specific, dateable incident



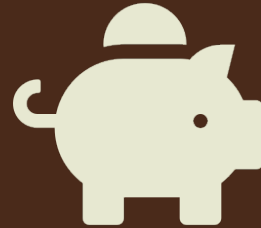
What Insurance **DOES NOT** Cover

- Gradual wear and tear from age
- Roofs that have simply reached the end of their useful life
- Our 18-year-old roofs, absent a storm event

Why Haven't We Saved for This Already?

Our audited financial statements show HOA dues have gone almost entirely to keeping the lights on — not into savings for major projects like roofs.

Replacement (Reserve) Fund — savings for big projects



\$59,009.63

total reserve balance today

The Association has never completed a formal reserve study, and the Board has been funding reserves informally.

Priority Buildings – Galaxy Roofing Total for Most Damaged Buildings

A deeper assessment flagged 42 buildings as damaged, totaling 186 units needing replacement. Two addresses need to be researched and removed.

186 Units (Priority Buildings)

\$1,373,948

total replacement cost

Pricing by Building Size

2 units in building	\$13,226 (\$6,613/unit)
4 units in building	\$24,896 (\$6,224/unit)
5 units in building	\$36,956 (\$7,391.20/unit)
6 units in building	\$37,344 (\$6,224/unit)
6 units in building*	\$44,346 (\$7,391/unit)

[View Full Priority Roofing List](#)

Zuniga Construction Pricing

One flat price for every roof in the community — no per-building tiers.

PER-UNIT PRICE

\$5,500

Flat rate to replace the roof on every unit

TOTAL FOR ALL 186 UNITS

\$1,023,000

186 units × \$5,500 per unit

SAVINGS VS. GALAXY

\$350,948

Compared to \$1,373,948 for all 186 units
through Galaxy Roofing

If Zuniga selected, a deeper assessment will be requested.

Why Not Just Take Out a Loan?



The Board already tried — the voting math doesn't work

Financing requires owners to approve it with a two-thirds vote via our CCRs — and our ownership mix makes that threshold very hard to reach.

2/3

ownership vote required
to approve a bank loan

45%

of units are renter-occupied
12 pts above the 2/3 threshold

*Corporate and out-of-state owners
rarely attend meetings or respond to
mailed ballots — making the
required vote very difficult to secure.*

How the Special Assessment Will Work

1



Paid Over Time

Owners can pay the special assessment in installments — not one lump sum over a set amount of years.

2



Roofs Replaced Over Time

As funds are collected, roofing work will begin and continue in phases.

3



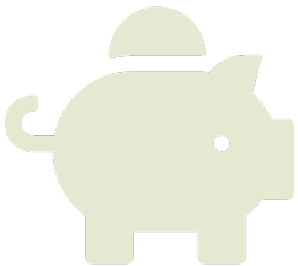
Worst Roofs Go First

Units with the most urgent need are prioritized for the earliest replacement.

Unit Pricing

Via CCR's Ardglass would need to be included in special assessment as a part of the Windsor home section.
Roofs would be installed last around 2031/2032.

Galaxy Roofing

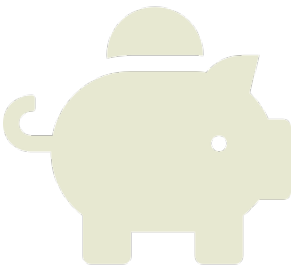


\$123.11/mo

5-year payment plan

\$7,386.81 average per unit
impacted unit pays its own cost

Zuniga Construction



\$91.67/mo

5-year payment plan

\$5,500 per unit
impacted unit pays its own cost

What We HAVE Already Saved For

These upcoming projects are already covered in our current budget & reserves — no special assessment needed.



Tree Removal

Complete

Hazardous and dead trees have been removed across the community



Pressure Washing

In Progress

Pressure washing of townhome exteriors and porches has started



Pine Needle Install

Complete

Fresh pine needles have been installed throughout the community



Parking Lot Painting

Complete

Parking lines have been refreshed throughout the community

Next Project: Maintenance and repairs to townhome exteriors