

ROOF REPLACEMENT REPORT

The 2024 Roof Replacement Season is over. After the last dumpster was hauled away, more than 50% of the roofs in the community have been replaced. A total of 41 units out of 79 units in the community had their roof replaced. 24 units out of 30 units on Brookridge Court and 17 units out of 49 units on Tiverton Lane had their roofs replaced. 39 units had their roofs replaced by The Exterior Company (TEC) of Lancaster and 2 roofs were replaced by Superior Roofing of Lititz. Homeowners Insurance companies contributed to the roof replacement of 36 units. 5 homeowners paid for their roof replacements entirely out of their pockets due to their homeowners insurance companies denying their hail damage claims or for other reasons. 16 homeowners had their hail damage claim denied and/or had a very high deductible and chose not to replace their roof at this time. 22 units did not submit insurance claims due to having little or no hail damage or their roofs were not inspected.

Most homeowner's insurance companies paid on hail damage claims after being prodded. Some homeowner's policies required hail damage claims to be submitted within 6 months of the storm and were denied or claims were not made. State Farm and Erie Insurance were the largest insurers in the neighborhood. State Farm approved 3 claims out of 13 hail damage claims submitted. Only the first three hail damage claims made to State Farm were approved; all others were denied. Erie Insurance eventually approved all five hail damage claims and paid for roof replacements on Brookridge Court, but denied two hail damage claims on Tiverton Lane.

The price insurance companies and homeowners paid to replace their roof varied from \$13,500 to \$22,500. Each insurance company and roofing company calculates the cost to replace a roof differently. The square footage of the roof, the number of dormers, the number of skylights and bay windows, the height and the pitch of the roof and overhangs and the cost of labor all are factors in the calculation of the price to replace a roof.

After making hail damage roof claims, some homeowners are seeing their homeowners insurance premiums rise 5% to 30%. However, with the current financial instability of the nationwide homeowners insurance industry, homeowners insurance premiums were going to rise anyway, hail damage claims or not. If you have not done so already, now may be a good time to review your homeowners insurance with your insurance agent to determine what is covered and what are the claim requirements and deductibles. Some newer homeowners policies may have lower premiums, but may not cover hail damage of roofs or water damage from a pipe burst.

FUTURE ROOF REPLACEMENTS

For those homeowners that did not have their roof replaced in the summer of 2024. In the future, when it becomes time to replace your roof, talk with your connected neighbors and come to an agreement on a roofer. You are not required to use TEC or Superior Roofing. You can hire whomever you and your neighbors agree upon to replace your roof. Then submit an Architectural Change Request (ACR) to the HOA Executive Board for approval listing the roofer and the shingle that will be used. In order for all the roofs in the community to match, the roofer you hire to replace your roof MUST use Owens/Corning 50-year Architectural Shingles Style: Duration - Color: Driftwood

SHARED ROOF LIST

Since the inception of The Townes at Hershey Road community in 2003, there have been three different builders in the community: Fogerty, Classic Communities and Landmark. Each builder had their own designs for the roof structure of the units and buildings they built. Most of the Fogerty and Classic built homes share a roof structure that requires that the roofs of the connected units be replaced at the same time, by the same roofer.

The addresses of the connected units in the community that have a shared roof structure are as follows. The homeowners of these units share a roof structure front and rear and must all agree to replace their roofs at the same time by the same roofer to maintain aesthetic and structural integrity.

208, 210, 212 Brookridge Court (Roofs Replaced 2024)
214, 216, 218, 220 Brookridge Court (Roofs Replaced 2024)
222, 224, 226 Brookridge Court (Roofs Replaced 2024)
228, 230 Brookridge Court (Roofs Replaced 2024)
232, 234 Brookridge Court
207, 209, 211 Brookridge Court (Roofs Replaced 2024)
213, 215, 217 Brookridge Court (Roofs Replaced 2024)
219, 221, 223 Brookridge Court (Roofs Replaced 2024)
201, 203, 205 Tiverton Lane
215, 217 Tiverton Lane
221, 223 Tiverton Lane (219 Tiverton Lane has a separate roof structure and can be replaced separately)
235, 237, 239 Tiverton Lane

All homes in the community not listed above have delineations in the roof lines in the front of the home that separate each unit from the connected units. However, some of these units may share a rear roof structure. It is preferred that all the homeowners of units in these buildings agree to replace their roofs at the same time by the same roofer, but is it not required. If the roofs of these buildings are not replaced at the same time by the same roofer, the roof on the rear of the homes will have a seam between units that can become a source of roof leaks. Homeowners may get a better price from roofers to replace the roof of all units in a building at once rather than homeowners would replacing each unit's roof individually at different times by different roofers.

TEC/OWENS-CORNING ROOF WARRANTY

If you had your roof replaced by TEC and you have not yet received an email from Owens-Corning with your warranty registration number. Contact Daryl Brubaker at 717-951-9957.