

Crestview Chateaux Owners

You should already be aware of the need to replace the roofs of our buildings and the related funding issues. If not, please refer to our website for more information. <http://www.crestviewchateaux.com/>

Our buildings have all exceeded the expected roof life. Mold has been found growing in at least 3 of the 7 buildings. This is a health hazard, and a deterioration of our assets. We have been making patch repairs as needed. This has caused us to spend 4 times our year-to-date roofing budget as of April, and we have monsoon season ahead of us!

At a community wide meeting held on April 4th there was discussion around the timing of the roof replacements and individual homeowners'

financial requirements to fund it. In short, there were two options that gained the most significant support. Those options were:

- Replace the roof of one building each year and impose a supplemental monthly HOA fee of \$51.50 (subsequently adjusted to \$ 54 as we further researched the roof replacement costs) for a period of seven years with that increase being directed exclusively to the roof replacement and terminating at the end of the seven year period.
- For a period of three years impose a supplemental increase of \$125.50 per month and replace all of the roofs within a six to nine month period, then terminating the supplemental increase after three years.

A survey was sent to Chateaux homeowners asking their preference for which option they preferred. The responses were equally divided between the two options. The HOA board then had the responsibility to determine which option to pursue.

What we learned is that we have homeowners within the community who simply cannot afford the \$125.50 increase. If we were to implement that increase they would have to sell their property and move elsewhere. We cannot in good conscience force homeowners out of their homes, therefore our decision is the seven year payment plan. We need a 2/3 majority of the Chateaux ownership to move forward with the supplemental increase.

Now that we have determined the funding direction we are now prepared for the owners to vote on approval of the roof replacement. Please complete your ballot as soon as possible.

James (JR) Rutherford

Crestview Chateaux HOA Board President