

## Surfcrest One 2006 Maintenance Update

Well it's a new year and there are plans for a lot of maintenance work on our 10 to 12 year old buildings. Here's some of what's in store.

### 1. Roofing

Roofing maintenance started in January and will be going on about a month. You may see and hear the workers on the roof.

As we've all learned, living near the ocean makes anything that's galvanized steel rust. Just like the chimney caps in prior years, the remaining steel components on the roof are rusting through. The roofing maintenance effort will replace anything that can not be appropriately reconditioned (prepped, primed and repainted) with copper or in some cases stainless steel. In future years, it is anticipated that eventually all the sheet metal components will be replaced with copper or stainless steel but this replacement will be spread out in time to avoid expenses that exceed our planned income.

### 2. Roof Gutters

4 of our 13 buildings have galvanized steel gutters that have completely rusted out. (These 4 buildings and the 'Model' building at the pool were the only ones with the steel gutters.) They will be replaced with copper gutters after the rainy season. Would be nice to have them up now but the replacement requires several rows of roof tile to be removed which exposes the homes to the elements.

The other 9 buildings have aluminum gutters that appear to resist the salt air much better and are expected to last another 10 years after which time they will most likely be candidates for the copper replacements.

### 3. Painting - Building

Late last year we had a general fix up that included repairs and repainting of building cracks, window sills and fascia as required to get us through the winter. This year all the buildings will be getting a complete repainting. This will be the largest project undertaken by our community. Before the real work takes place you will see samples for the color schemes painted on several of the buildings so that we can see what the buildings will really look like and Homeowners will be able to submit their preferences to the Management Company.

Hopefully the wetland effort will be beyond the current dirt movement activity so we won't get the constant dirt being blown onto our newly painted buildings.

Another issue impacting the building painting is the needed repair of the ground level sliding door tracks. These tracks which are the individual Homeowner's responsibility are showing significant levels of corrosion and should be replaced with vinyl tracks before the painting effort since the flaking stucco along these tracks will be repaired prior to painting. Vinyl replacement tracks cost \$250 (doors up to 8 feet) to \$275 (doors 9 to 12 feet). (Coastline Track Replacement provided these quotes and could give discounts for multiple installations.)

Also, if any homeowner is considering window or sliding door modifications, this should be considered prior to the building painting.

### 4. Painting – Wrought Iron Rails and Gates

Our Painting Contractor, 1<sup>st</sup> Street Painting, has just completed an inspection and touch up of the wrought iron. If you see any additional rust spots, please let the management company know.

### 5. Utility Doors

Most of our Utility doors are showing signs of rust. Again the lesson we've learned is get rid of the steel. We will be replacing these steel doors with fiber glass and in some cases vinyl doors to avoid future rusting issues and to get out of the repair and repainting business.

The Surfcrest One Board