

VILLAS ON THE FAZIO, HPR BOARD OF DIRECTORS

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DATE: January 7, 2011

TO: All Villas on the Fazio, HPR Owners

FROM: The Villas on the Fazio, HPR Board of Directors

RE: Re-Roofing Project Update

You will remember in the fall of 2007 the owners voted to have the regime assume the responsibility for roof replacement on our Fazio villas. We also made the decision to try to complete this project without requiring an assessment from owners or an increase in regime fees. So far so good! By carefully controlling expenditures and delaying some landscaping upgrades we have been able to set aside \$5,000 per month for the re-roof project since November of 2008. To date, we have completed buildings 1-5 (units 1-14), the pool house, both mailbox roofs, rebuilt one chimney and critter proofed all roof gable vents for a total cost of \$106,765. **In 2011** we will have enough money to re-roof another three buildings. The buildings have been prioritized by the roofing contractor according to wear and condition of the roofs. The next three buildings are bldg. 10 (units 25, 26, 27), bldg. 13 (units 34, 35, 36) and bldg. 7 (units 17, 18, 19). We expect the approximate cost of these three buildings to be \$73,000 including latent damages. **In 2012** we plan to do three more buildings, bldg. 6 (units 15, 16); bldg 11 (units 28, 29, 30); and bldg. 14 (units 37, 38, 39). We plan to complete the last three buildings **in 2013**, bldg 12 (units 31, 32, 33); bldg. 9 (units 23, 24) and bldg. 8 (units 20, 21, 22). If we can find some extra money along the way maybe we can speed up the process a little bit but no guarantees.

Thanks for your patience and support in this major project.