**Jan. 11th., 2021**

 **LAKESIDE TOWNS SPECIAL NOTICE**

 **ROOF SHINGLE REPLACEMENT**

 **PROJECT START DATE**

 **JAN. 18TH., 2021**

**Further to** **our Dec. 15th., 2020 Announcement, our contractor, Crown Roofing, has confirmed the above date for the commencement of work.**

**They will begin with the (1050) building(s) on Jonah and proceed alternately on each side, including the cul-de-sacs Mulberry, Rosewood, Melrose and Felicity, through to the end.**

**A few days prior to the start of a specific building, a notice will be placed on each unit’s entrance door advising the date and with detailed instructions.**

**If you have not already done so, please provide Sunvast Property Management (info@Sunvast.net) with your up to date contact information. It is extremely important that we be able to reach you immediately, in the event any additional issues or conditions associated with your roof are found.**

**As a reminder, prior to the commencement of construction on your building, satellite dishes, holiday decorations or any other additions on your roof must be removed. Gutter removal is at your option.**

**Also, the contractor will require complete access to your driveway for up to three days. Vehicles in the garage that will be required during this period, should be removed and may be parked on the street, without blocking access for construction equipment.**

**While the entire community will be affected, in varying degrees of construction, for the ensuing six months, the actual removal and reinstallation phase of the process, will be limited to 2 - 3 buildings at a time, in the order as stated above.**

**We would request and caution residents to take extra care during this extended period and again your patience and cooperation is appreciated.**

**A summary of the scope of work included in our contract is as follows;**

* **Tear-off existing shingle roof and dispose in off-site landfill**
* **Inspect plywood decking and replace as needed**
* **Renail deck to current building code**
* **Supply and Install all new:**

 **- Felt underlayment mechanically attached at eave, gable and valleys**

 **- Finished galvalume drip edge and roll valley metal**

 **- Plumbing vent stacks and HVAC vents**

 **- Self-adhering peel & stick membrane to deck, back nailed as req’d**

 **- GAF Timberline HD Dimensional shingles**

 **- Low profile ridge vents and ORV’s (off ridge vents) where required**

* **Issue five-year installer warranty**
* **Issue GAF’s. Golden Pledge Limited Warranty: 50yr. Manufacturers Defect/One time Owner transferability, subject to terms provided**

**It is important to note that the addition of ridge vents will significantly improve ventilation efficiency.**

**As well, the upgrade to peel and stick membrane adds an extra layer of leak protection.**

**Following completion of the project, the above noted warranty certificates will be posted on the Association’s website for access by Homeowners, in case of need, as this is your property and responsibility.**

**We have retained Apex Consulting Engineers as our Project Manager to manage all aspects of the construction process.**