

ROOF REPLACEMENT PROJECT



June 16, 2022

Dear Condo Owner(s):

As you may have noticed, the roofing project started last year has begun again and will continue throughout the community until completion later this year. For your safety and to ensure access despite the inconvenience that's inherent to constructions, please consider the following recommendations:

Do not park your vehicle near the work zone while construction (roofing, painting, gutter install, etc.) is underway on or near your building. Equipment and materials may temporarily prevent access to your garage and/or parking space and to through traffic throughout the day. To avoid being blocked in, each day that you intend to drive please move your car away from the construction zone (out of your parking space / garage to another part of the community or offsite) prior to the start of work.

Residents can expect to hear construction related noise during work hours. Crews will work on ladders and lifts to replace the roofing materials on two and three story buildings, which means second and third story units may experience some loss of privacy while construction is underway on and around their building.

Projects of this nature follow a specific order of operations to ensure the building is restored properly. So that you're prepared for what's ahead, here is the intended order for the roofing project that's currently underway:

1. Gutter removal allows the new roofing materials are installed to the edge with a bit of overlap. This ensures a seamless transition between roof and gutters, which translates into the longest useful life of the new installations and surrounding materials.

We understand that gutter removal during an exceptionally rainy spring creates challenges and frustrations for owners as well as the contractor. Please have patience as we work through the necessary steps to complete the project to professional standards.

2. Demolition and removal of old roofing materials. This is a dirty process. Owners are advised to remove valuables from patio/balcony areas and cover personal items with a tarp or cloth to protect from damages.

3. Installation of new roofing materials, which includes repair to the underside of the roof. Residents can expect a great deal of noise and dust as this process is completed. As the contractor completes your roof, you will see the final product begin to take form.

4. Painting comes next. This step not only ensures the cosmetic value of the fascia (the materials to which the gutter attaches) but also creates longevity by preventing rot or mold from forming behind the gutters.

5. Gutter installation. When the gutters are installed, your building is complete.

6. Final inspections and repairs. When the project is complete and before the contractor is paid, a final inspection is performed to ensure any outstanding issues are resolved. *Members are encouraged to contact RPM right away if/when an issue occurs – please do not wait until the end of the project.*

We understand that this project may result in some inconvenience but it's necessary to ensure the proper maintenance of your investment. Thank you in advance for your patience and support.

In Partnership,

Big Trout Condos Board of Directors

By Rockwood Property Management

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