



Date: October 17, 2012
To: Willistown Knoll Homeowners
From: Laureen Young, Community Manager
Re: Stucco Repairs

The cited section in the HOA Declaration refers to common element property owned by the Association.
How is this applicable to the units owned by the homeowners?
What is Ms Young's legal training to make these interpretations?

CONTINUING STUCCO REPAIRS

The Board has instructed Samuel S. Sabatino Masonry and General Contractor, Inc. to continue the stucco maintenance project again this year, i.e., removing and replacing failing stucco throughout the community. The worst of the stairwalls and walls needing repair have been identified. The homeowners whose stairwalls or walls are scheduled for major repairs will be notified before the work begins.

When stucco is removed at some homes, it is sometimes found that the wood supporting the stairwalls and walls surrounding the units, i.e., the wood inside the walls, has rotted severely and needs replacement. **We will notify homeowners as soon as possible if Sabatino finds internal rotted wood damage on their property.**

The DISCOVERY of rotten wood INSIDE THE WALLS means that major maintenance benefiting less than all units has occurred (not all units have rotten wood). Under Article XIV, Section 7 of the Homeowners' Association's Declaration (Declaration) and under Pennsylvania's Uniform Planned Community Act, the homeowners whose stairwalls have rotted wood replaced will be charged the cost to replace the wood (internal wall repairs). The Association will pay for the external stucco repair because all units have external stucco. In the past few years, some homes had minimal amounts of rotted wood and others had very extensive wood damage. Assessments to impacted homeowners have ranged from \$80 to \$1,900. **Please note that there is no way to predict the extent of rotted wood damage, if any, until the stucco walls are opened up.**

The community has also had stucco situations outside the scope of this project in which walls have needed repairs for reasons included major bulges in failing stucco and errors in the original construction. The Declaration similarly requires assessments in these situations. As our community continues to age, other stucco-related situations requiring repairs may occur.

The Association will not assess any homeowner unless there is rotted wood in his or her stairwall or other exterior wall. The stucco and exterior components of the walls are the Association's responsibility. **The interior of the walls (the rotted wood damage) is the individual homeowner's responsibility.** The Association is authorized to have repairs made by our contractor, and then to **assess the homeowner for the cost of any internal repairs. In summary: The association pays for the cost of the exterior stucco repair, and homeowners pay for the cost of internal wood repairs.**

The contractor will be working along driveways, stairwells and near fronts of garages where repairs are needed. In some cases, the contractor will have to access the high side walls of buildings. If you see the contractor working at your or your neighbor's unit, please close your windows. Please note that if stucco repairs are being made to stairwalls, the stairwalls might be unstable temporarily until the work is completed. You should exercise appropriate caution while the repairs are being made.

The contractor has a very specific scope of work to do. We ask that you not direct questions or additional work requests to the contractor. Please contact me at Mid-Atlantic with any concerns you have about the contractors or the work to be completed.

Thank you in advance for your cooperation. If you have any questions, please call Laureen Young at 610-353-4470, community voice mail 457.

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Why does the Association believe they are authorized to make "internal repairs" to homes?