

SPECIAL NOTICE

DECK REPAIR PROJECT - UPDATE

The Mercer Park deck repair project has been awarded to Steadfast Construction and repair work will begin August 28, 2013. Work will begin at buildings #1, 3, 4, 5 & 6, etc. Project completion is projected by the end of October, 2013.

We want to advise all homeowners (homeowner's who will be specifically impacted have been notified in a separate mailing) of the following:

- ✓ Certain portions of deck repairs are a homeowner's responsibility as cited by the Mercer Park Declaration.
- ✓ The Association is responsible to maintain deck substrate, framing, dry rot and painting.
- ✓ The Declaration calls out all doors (including frames & thresholds) and deck surface as a homeowner's responsibility to maintain.
- ✓ The Declaration further provides for the maintenance work to be carried out by the Board on behalf of the owner(s) with the owner(s) responsible for the cost of such maintenance.

Homeowners may wish to review the pertinent sections of the Mercer Park Declarations cited below:

Article 7 Description of Limited Common Area:

- 7.1 Limited Common Area description
- 7.1.1 Limited Common Area designation

Article 11 Regulations of Uses:

- 11.5 Interior Apartment Maintenance
- 11.6 Limited Common Area Maintenance regulation
- 11.6(a) Decision with appearance/condition shall be made by Board
- 11.6(b) Maintenance work shall be carried out by the Board on behalf of owner
- 11.6(c) Owner shall be responsible for the cost of such maintenance

Cost estimates for deck repairs are often difficult to predict due to the invasive and, often hidden, nature of damage surrounding doors, and the type of deck surface material requiring replacement (Mercer Park has several types of deck surface materials currently installed). Based upon work completed, thus far in 2013, we are providing the following estimates:

- ✓ Total deck surface replacement has been totaling between \$1,200.00 & \$1,500.00 – variance is partially dependent on the type of deck surface currently installed on the deck.
- ✓ Repair/replacement of deck doors is estimated: Door jambs approx. \$276, Door casing approx. \$250, and Replacement door = owner selection with Board approval

The above pricing is informational only, as pricing will vary year-to-year.