

The Clarion

Crown Harbor Community Newsletter

August 2011

Board of Directors:

David Eck - President,
Don Gibson - Vice President,
Gene McDermott - Treasurer
Scott Sheppard - Secretary
Sean McDermott - Director

Next Board Meeting:

August 25th, 7pm at The
Sheppard's 1305 Crown
Drive.

**Board meetings are held
on the 4th Thursday of
the month and open to all
homeowners.**

Board Meeting Agendas are available on our website at
least 7 days prior to the meeting. Click here to review:
<http://home.comcast.net/~crown.harbor/events/agenda.pdf>

Board Notes:

Board members voted to accept a proposal from Associa Massingham & Associates to manage our flat roof resurfacing, inspect, estimate and prioritize siding replacements through the entire complex and to manage our future siding work. Associa will present multiple bids for the flat roof replacement with a Thermoplastic membrane system for award at the August meeting. All future siding work will use the Hardi-plank material presented by Associa at the special meeting. (see article below for further details). Rather than award any jobs, the Board chose to push all current siding proposals to Associa for reconsideration. The Board tabled a decision on replacing the back-up sewer pump until they could review comparative bids on the project. They also rejected a second proposal for repair of the sink hole along the seaside path due to the high price quoted. The members spent the rest of the meeting discussing the installation of satellite dishes, the conflict of the existing installations and the pros and cons of the restrictions set in the CC&Rs. This topic requires further investigation and discussion.

Yes! Our Storm Drains Run into the Bay

Apparently there was some misunderstanding in a recent discussion on our drainage system. If you stand at the drain grate at the end of Crown and look down the rocks to the water, you'll notice a large pipe open to the bay. That's where our street and property drains dump into the bay. There is one at the end of Kings Road as well. The street drains and the grates in our lawns and gardens are all

connected to the drainage pipes under our property and empty in the Bay. So, please think twice before you dump anything down the storm drains.

With Our Sincere Thanks

At the last Board meeting it was announced that Valerie Boone would be relinquishing her long held position as Chairperson of the Landscape Committee. Val has tirelessly championed the cause for creating beautiful common areas and has spent countless hours walking the property with our Landscapers to ensure they toe the line. Thank you just doesn't adequately convey our sentiments. We all truly appreciate your hard work and the amazing results it has provided to the community.

TGIF Get Together - 6:30 to 8pm.

Bring your beverage of choice and a snack to share.
Please RSVP if you plan to attend:

Friday, August 12th Our hosts are Valerie and Jephtha Boone, 1304 Crown Drive. valerieboone@me.com or call 521-3907

Friday, Sept 9th will be hosted by Sheryl & Scott Sheppard, 1305 Crown Dr. sheryl.sheppard@comcast.net or call 480-239-5349

If you'd like to host a future TGIF, please let us know and we'll happily get you on the list!

Do you have a Crown Harbor concern/issue?

Board members volunteered to conduct the business of the association and are not equipped to respond to your immediate needs.

Please remember that Massingham is our management company and is available to handle your concerns and if necessary relay the issue to the Board. Please refrain from calling Board members directly.

Be sure to check our website frequently.

There's lot of new information posted and updates are made on a regular basis.

<http://home.comcast.net/~crown.harbor>

Special Roofing & Siding Meeting: On Thursday, July 14, at 7:00 PM, the Board and some of the residents listened to the presentation and reviewed the proposal of Draeger Construction, Inc. to rework our flat roofs. Dan Poe of Draeger suggested two possible materials for the job: Metacrylic and Duralast. Both would be installed on top of our existing roof material. No tear-off is required. For ease of comparison, they amortized the costs over a 15 year period. The Metacrylic material is a fluid coating that is easily applied. However, it lasts only about 10 years and requires recoating every 3 years. Over a 15 year period, this method is estimated to cost about \$7,800 per year. The Duralast material is a therma-plastic membrane that carries a 15 year warranty on both material and labor. The manufacturers warranty also covers consequential damage resulting from any failure. Standing water (ponding, which we have) is not a problem on this material; it is 98.99% UV protective and has been on the market for over 50 years. No recoat is required through the expected life which exceeds 15 years. The estimated cost of this material is \$6,600 per year over the 15 year period. Draeger Construction recommends use of this system for our roofs. The bid for installing this Duralast roofing system is \$99,450.00. Work could start 3 weeks after the contract is signed. This bid is for FLAT ROOFS ONLY. It does not include covering the second floor decks (as on the C units) where walking on the surface is expected. These surfaces are covered under patio/deck repairs and will be quoted separately. Although a quote was not available, the folks from Draeger also discussed our sloped roofs. There are two major issues affecting our current shingled, sloped roofs. Both are related to the asphalt installation over the cedar shake shingle. Because there is no solid sheeting on the roof and the shingles are very thin, the nails holding the shingles in place have very little to hold on to. The cedar shingle arrangement also restricts ventilation and reduces shingle life. We see evidence of both issues in our roof now, well before their expected 25 year life. The sloped roofs will require full tear off, placement of solid material and then a new roofing product. Because the exposure conditions vary drastically through our community, some roofs are in worse shape than others. Consequently, a phased approach to the replacement is very possible. None of our sloped roofs are in need of immediate replacement. Rather than a full maintenance activity, they suggest we would be better served by moving our replacement plans

ahead, looking at the first phase in about 5 years (2016). This approach would spread our re-roofing costs and could relieve some of the financial impact. Between now and then, Draeger suggests we have an annual inspection and 'touch-up' to reduce the risk of serious issues through the winter.

Siding Replacement: When the roofing discussion ended, the meeting moved to a discussion of siding replacement. The Board faces the need for siding repair and replacement every month and tries to stay ahead of the need. However, the need never seems to cease. After informal discussions of "there must be a better way", the Board invited Sami Hindiye, Construction Manager for Associa to discuss siding replacement options. Sami brought with him a sample piece of material (Hardi-plank / Hardi-shingle) that he's used very successfully over the years. The material is a composite of epoxy resin that does not rot, is termite resistant, provides an R-11 insulation value and takes and holds paint better than wood. This company makes siding that matches both our T-111 and our shingle siding. The material costs a little more than our current wood siding but installation costs are less. Sami estimates that overall, the cost would be about the same for the two materials. The Board will seriously consider using this material for future siding work.

Sami and Associa Construction also provided a proposal to the Board to have Associa project manage / construction manage the contracts for both roofing and siding replacement. The Board is considering the pro's and con's of this proposal.

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Community Assistant - Leslie Stough 510-780-8587 ext. 351
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For after hours emergencies: 1 866-673-5415

This is an emergency line only. If your issue can wait until normal business hours, call Alex or Leslie at their contact numbers above.

Gate Codes:

Side gate: 514 Pathway Gates: 30245



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