



Property Owners Association

November 4, 2021

To All Lantern Hill Owners & Residents

Subject: Lantern Hill Roof Replacement Project

Dear Lantern Hill Owners & Residents,

In response to recent roof leak reports received concerning 2 of our buildings, and subsequent inspection by the Association, the Lantern Hill Property Owners Association has decided to replace the entire shingled roofs for the 7 units at 301 & 303 Lantern Drive & 27, 29, 31, 33, & 35 Woodbridge Drive, including detached garages.

The Association has hired Eiseman Construction for this project, which is expected to commence weather permitting, the week of November 8, 2021, and should take approximately 1 week to complete.

With the replacement of the roofs on these 2 buildings, the Association will have replaced the roofs on a total of 3 buildings (10 out of 117 units, nearly 10%) over the past 2 years. In light of this, the Association feels it is time to start formally planning the community roof replacement project for all shingled roofs. Once the roofs on these 2 buildings are replaced, Eiseman Construction will be conducting an inspection of the remaining roofs/buildings in the community, to assist the Association in prioritizing the buildings and creating a schedule to commence the community roof replacement project in 2022, to be done over multiple years, prioritized based on current condition. In light of our healthy reserve fund, which has included extra roof funding since 2018, the Association is optimistic that we will be able to stage the roof project over the next 2-4 years to allow the project to be completed with little to no assessments, and while still being able to address other needs such as paving.

Please continue to provide the Association with written reports of any roof maintenance and repairs to assist us in prioritizing and scheduling this project. Please send reports or any questions to property management at m.klein@cpm975.com or by letter. Once the Association has an update on this upcoming project, we will communicate with you.

Thank you to everyone for your cooperation as we begin to plan this community project.

Sincerely,

Board of Directors
LANTERN HILL PROPERTY OWNERS ASSOCIATION

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