

Siding Project Update – 9/26/14

We are pleased at the **progress** of our building siding project. It is very difficult to predict when buildings will be completed/started as a 2nd crew from Prime Touch has joined us. Building 1 is scheduled to complete on Wednesday October 1st weather permitting. Building 2 – you are next, then the clubhouse. We are doing our best to give you as much notice as possible. Prime Touch works Monday through Friday 7:30 am to 5:00 pm. Prime Touch may tape off parking areas for their equipment and building access. We ask your co-operation if assigned spots are unavailable. You may park in any “P” ermit designated area until your spot is available. Because of the danger to Prime Touch workers and Oak Bridge residents, we ask all **vehicles in garage 2** be removed during work hours when construction begins at garage side of building 2. Please plan ahead. Do not attempt to pass any equipment or ladders placed in front of garage doors. Garage door may be inoperative to insure the safety of all when work is being done in that area.

Prime Touch is **replacing the trim and clapboards** on all 5 buildings. The process is done in 2 passes. First pass is to install the beam PVC trim and fix beam rot. The second pass will remove and install siding. All 38 circle air vents are being replaced by critter-proof PVC vents (will never rot). All of the siding and trim will not be replaced. We need everyone to take **ALL** items off of decks and patios so it does not interfere with the siding project. Prime Touch or the Association cannot be held responsible for items damaged if left on decks/patios during construction. Please feel free to place items back outside during the weekends. Doors and windows should be shut during the day. No gas or charcoal grills can be brought into any building at Oak Bridge but can be moved to the tree or fence line (at least 10 feet away from any structure) during construction. Please do not block our weekly landscape company in mowing our lawns or Prime Touch’s ability to access all parts of the building shell.

All **first floor privacy half walls** were found to be rotten. We will continue to remove all first floor privacy half walls on building 2. First floor privacy half walls will not be replaced during this construction project. First floor patio cement areas as well as building foundation areas will be addressed next spring. We will be removing any items attached to buildings. A reminder: nothing can be attached to any part of Oak Bridge buildings for any reason; including but not limited to beams, trim, siding, ceiling or deck beams, etc. Any hole in our structure allows water to enter and rot to occur. The repair of any new holes created will be charged back to unit(s). We ask all residents to be aware of any issue that may cause future building rot and let the Board know immediately if/when this is seen.

Prep and Painting As carpentry work continues, another crew will be here to completely power wash and paint buildings 1 and 4 only this year. Prep work is scheduled to begin Tuesday, September 30 on building 4. You again will be notified and **NO** items can be left on any deck or patio. Remember to close and lock all windows and doors during power washing and painting. Again, Prime Touch or the Association cannot be held responsible if damage occurs to unit personal items left on decks or patios or through open doors and windows during power washing or painting. Note: it takes approximately 36-48 hours after power washing for building to dry and painting to begin. Please keep items off decks and patios during the drying time. Paint will be applied by spray gun then hand brushed deep into the siding. Buildings 3 + 4 will not be painted this year due to weather and financial constraints. Additional building rot has greatly stressed the funds available the Rockland Trust construction loan.

We are excited to be able to **change the color scheme** here at Oak Bridge; a request made by many residents as siding was replaced with gray clapboards and white trim on building 3. Many loved and requested the gray siding with white trim. The Board was excited to be able to make the change to resident requested color scheme. We all dislike the mustard and beige, so 70s. The new color scheme was painted on the mail house. The new color scheme of gray with white trim is modern, neutral and a rich color, complimenting the shutters. We thank all who approached board members and Steve with the gray/white request and excited approval.

Please let management know if you have any questions.
Thank you. Board and Connie Garland, property manager