

FOR YOUR INFORMATION

Old Farm Lake Board of Directors

Steve Feinman - Mark Freyberg - Len Gersten - Larry Pauline - Ron Peters
Steve Semolik - Jean Sheff - Howard Sklar - Deborah Weiss

1. On or about November 9, we will begin the renovation of Phase Three Buildings #34 and #37 located at Birchwood Close and Deer Run situated off Old Farm Road. Trucks and work crews will be driving in and out of our condominium complex. Therefore, we are asking all residents to be cautious and alert while entering and leaving Birchwood Close, Deer Run and Rambling Brook Road. Please notify your children. Additionally, parents should not create a "bottleneck" near the entrance/exit at Rambling Brook Road and Old Farm Road by parking their vehicles in the roadway while waiting for children to be picked up by the morning school bus or let off in the afternoon. Ample parking is available in the Clubhouse parking lot. Furthermore, Managing Agent Mary Hartnett has obtained permission from the New Castle Police Department to allow Birchwood Close residents to park overnight on Old Farm Road during the renovation. The Clubhouse parking area is also available for overnight parking. The renovation should take three or four weeks.
2. Your Board of Directors has decided to postpone the paving of OFL roads for a few months. Originally, we believed that our roads could be patched and sealed in an effort to obtain a few more years of useful life. We learned from our engineers that the amount of patchwork would be so extensive that the cost would almost equal repaving the entire complex. Furthermore, our roads have deteriorated to such an extent that it would be prudent and cost effective for us to pave all our roads with a 1 1/2 inch layer of asphalt. We also feared that winter snow plows could damage newly paved asphalt. As a result, the paving project will begin this Spring.
3. There appears to be a rumor spreading throughout our condominium complex indicating that new roofs will be installed at Phase Three while new siding is being installed. Our engineering consultants have informed us that the roofs on Phase Three still have a three to five year useful life. Furthermore, your Board has been advised that replacing the roofs at a later date will not have any adverse effect on the newly installed siding. It is interesting to note that roof problems at Phase Three are at a minimum. The greater majority of roof problems are occurring in Phase One and Two.

4. Note that the siding installers will take down the deteriorating Masonite and load it into their dumpsters. Once the Masonite is removed, our architect will inspect the building and order the contractor to install new sheathing, studs, and insulation where needed. The building will be wrapped in Tyvek before the new siding is installed. Furthermore, any open areas will be covered by tarps each evening once the day's work is completed.

5. The siding being installed will have been primed and painted at the factory. After installation on Phase Three, the siding will receive another coat of solid stain to match the color recently applied to Phase One. All front doors, railings, steps, foundations and garage doors will also be painted. Finally, all windows will be washed.

6. The painting/staining/carpentry project for Phase One has been completed. The amount of rotting, warped, and split wood was so extensive that it was necessary to hire an additional carpenter to complete the work. At no additional cost, our wooden lamp posts were stained and a third coat of paint was applied to Phase One front doors.

7. Please note that Phase One and Two OFL residents should not park more than one of their vehicles in common area parking spaces. For example, if occupants of your condo unit own three vehicles, park one in your garage, one in your driveway and the other in your common area parking space. Your neighbors will appreciate this consideration.

Larry/November 2001