



PUAMANA COMMUNITY ASSOCIATION

March 5, 2020

Aloha Owners:

Please refer to our letter dated February 4, 2020. See below for the tentative schedules and buildings affected. Once dates are confirmed, we will contact each affected building accordingly. **PLEASE NOTE, WE WILL MAKE EVERY EFFORT TO ADVISE OF CHANGES TO THE SCHEDULE AS SOON AS THEY ARE KNOWN TO US.**

- Building 12: units 1, 3 March 2 – March 11
- Building 153: units 1, 2, 3, 4, 5, 6 April 20 – May 13
- Building 160: units 1, 3, 4 May 14 – May 29 (NO WORK ON 25th)
- Building 167: units 1, 2, 3, 4 June 1 – June 12
- Building 177: units 1, 2, 3, 4 June 15 – June 26
- Building 185: units 1, 2, 3, 4 June 29 – July 13 (NO WORK ON 3rd)
- Building 216: units 2, 4 July 14 – July 22
- Building 226: units 1, 3, 4 July 23 – August 5
- Building 240: units 1, 2, 3, 4, 5, 6 August 6 – August 31
- Building 254: units 1, 2, 3 September 1 – September 15 (NO WORK ON 7th)

RESCHEDULED BUILDINGS – DUE TO MATERIAL AVAILABILITY

- Building 24: units 1, 2, 3 September 16 – September 29
- Building 31: units 1, 4 September 30 – October 7
- Building 150: units 2, 3, 4 October 8 – October 23

If your unit is listed and you have proprietary equipment on your roof (solar panels, skylights, vents, etc.) it is necessary that you please contact me and I will have the contractor contact you for their rate to remove and reinstall your equipment, immediately.

Regarding units that have been remodeled or otherwise modified from the original roof, the owner will be invoiced for the difference in cost for square footage over that of the original roof. To make certain that this invoicing is 100% accurate, the roofer has taken precise measurements of existing original roofs that duplicate your original roof. These measurements result in us being able to calculate the exact difference in materials required to reroof any modified roof. We are also comparing the contractor's measurements to measurements from original building plans to ensure total accuracy.

Landscape vegetation will be trimmed from the roof line, wherever necessary. If Haiku does not maintain your landscape, it is your responsibility to ensure the roof line is clear of vegetation before the roofers begin your building. If you fail to do so, the association will complete this task and bill you for their time.

Each unit in each building will be impacted to some degree. Each unit in adjacent buildings will also be impacted to some degree. There will be noise and possibly debris in the areas of work. **PLEASE keep a close watch for safety in the areas.** It is recommended that if your unit is being reroofed or if you live in a unit adjacent to one that is being reroofed, that you either remove or protect any personal items in your attic space. While the contractor will use utmost caution, debris is potentially expected to fall into attic space. Although the contractor will attempt to remove any roofing materials that fall into attic space, it is anticipated that there will be some dust and dirt remaining from this project.



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Any non-ACC approved (e.g. plastic) gutters will be removed and discarded. They will not be replaced. In order for new gutters to be installed at a later date, they must be copper; painted galvanized; or one-piece formed aluminum and be approved by the ACC prior to installation. Any owner that has any ducting (e.g. dryer vent; bath fans; range hoods; etc.) that exhausts to attic space without being through-vented to an exterior wall or roof is in violation of building codes and that venting must be changed. If that is the case, please notify the office. The roofer will add the necessary vents to your roof at your expense. You would then have to update your current ductwork to attach to the new vents. Any dryer or other vent that exhausts to an attic space is not up to code; is illegal; is a fire hazard; may potentially invalidate your property insurance; and potentially exposes the owner to additional liability issues.

It is recommended that furniture; BBQ's; and any personal items be removed from lanais in the buildings being reroofed. It is also recommended, just to be safe, to remove any expensive or delicate items from either exterior or interior walls, or shelving while your building is undergoing renovation. **Neither Puamana nor the contractor will be liable for any damages to personal property.**

All owners and guests should use common sense and caution during this reroofing project; using only the front door to enter and exit the unit, and to use caution around the perimeter of the building. We expect some degree of inconvenience to all owners and guests but we will do everything possible to make this effort as painless as possible.

Thank you in advance for your patience and support during this process.

Mahalo Nui Loa,
April Lord
April Lord, CMCA, AMS
General Manager