

WINDY NEWS

A Newsletter for the Homeowners of Windy Shores II HOA

PRESIDENT'S MESSAGE

The Balcony Refurbishment consisted of the following:

- Removal of the handrails
- Removal of the lightweight concrete
- Removal of the plywood decking
- Removal of the floor joist
- Installation of new floor joist
- Installation of new treated plywood decking
- Removal and replacement of selected areas of T1-11 siding
- Installation of new handrails
- Installation of fabric reinforced waterproofing membrane
- Installation of flashing and caulking
- Painting of the deck areas and handrails

The first 16 balconies are essentially complete. There are a number of punch list items that still remain to be completed. The structural quality of the work was good. The finish work was a little sloppy. The construction work dragged out over a much longer time than desired. There were times when no work was being accomplished. The costs were much more than anticipated. The construction cost for the first 16 balconies totaled \$162,534. Windy Shores II has paid \$28,780 and has received a credit from the contractor for \$34,048. This leaves a balance of \$99,706. The work on the other 16 balconies will probably be more involved but we expect the costs to be about the same because material prices have decreased from last year. Your Board of Directors approved a special assessment of \$210,000 due by November 15, 2006. On Page 2 is a list by unit showing the amount due.

The dryer vent project has been completed. All vents were brought into code by installing metal vents. Access ports were installed so that clean outs would be easier in the future.

New light fixtures at the entrance doors and new hallway carpets are planned for next year.

Ken Nichols, President

**WINDY SHORES II H.O.A.
2007 BALCONY SPECIAL ASSESSMENT**

			<i>WSM</i>
<i>Unit</i>	<i>Percent of</i>	<i>Annual 2007</i>	<i>Annual 2007</i>
<i>Number</i>	<i>Ownership</i>	<i>Reserve SA</i>	<i>Reserve SA</i>
101	3.9181	\$ 8,228.01	
102	2.7434	\$ 5,761.14	
104	2.7764	\$ 5,830.44	
107	2.8096	\$ 5,900.16	
204	2.8096	\$ 5,900.16	
205	2.8758	\$ 6,039.18	
206	2.8096	\$ 5,900.16	
207	2.8427	\$ 5,969.67	
301	3.9845	\$ 8,367.45	
302	2.8096	\$ 5,900.16	
303	3.9843	\$ 8,367.03	
304	2.8427	\$ 5,969.67	
401	4.0836	\$ 8,575.56	
402	2.8427	\$ 5,969.67	
403	4.0836	\$ 8,575.56	
404	2.8758	\$ 6,039.18	
405	2.9089	\$ 6,108.69	
406	2.8758	\$ 6,039.18	<i>\$119,441.07</i>
103	3.9181	\$ 8,228.01	
105	2.8096	\$ 5,900.16	
106	2.7764	\$ 5,830.44	
108	2.8096	\$ 5,900.16	
201	3.9513	\$ 8,297.73	
202	2.7764	\$ 5,830.44	
203	3.9513	\$ 8,297.73	
208	2.8427	\$ 5,969.67	
305	2.8758	\$ 6,039.18	
306	2.8427	\$ 5,969.67	
307	2.8758	\$ 6,039.18	
308	2.8758	\$ 6,039.18	
407	2.9089	\$ 6,108.69	
408	2.9089	\$ 6,108.69	
Totals	100.0000	\$210,000.00	