

Date [August 5, 2011 DRAFT version]

Re: West Campus Point Exterior Renovations Project
Recommended Door & Window Replacement Plan Notice and Letter of Intention

Dear Homeowners,

As you know, the Leak Remediation Project includes coordination of homeowner-funded replacement wood doors & windows. All homeowners are strongly urged to participate as we believe this plan offers excellent value and longevity. Please review the following information regarding options and costs carefully.

Benefits of Door & Window Replacement. There are many benefits to replacing your doors & fixed windows in conjunction with the project:

- Part of the costs (new flashing system & labor) will be paid for as part of the project.
- Pricing is favorable due to increased buying power and assembly-line coordination.
- Replacement units are fiberglass--a more durable, higher-grade material than wood, with a better warranty, and provide energy savings.
- The work will be professionally specified and managed.
- Homeowners who have performed replacement individually testify to higher costs and burden of coordination.
- The University has acknowledged that the full value of the windows/doors will be added to the value of your home as a capital improvement. However, this added value will depreciate in a straight line to zero over 30 years.

Pricing for Recommended Door & Window Replacement Plan. Replacement of all wood doors & windows on the first floor is \$16,375 per home. Please note that details of this Recommended Plan include:

- Dual-paned, low-E, fiberglass units
- Replacement of all fixed doors with windows that provide numerous advantages:
 - a. their raised profile provides for better waterproofing
 - b. operable windows provide additional ventilation
 - c. windows include removable screens
- All currently operable downstairs doors will be replaced by equivalent operable doors.
- All newly installed doors & windows will be painted on the exterior as part of the project. Homeowners are responsible for interior painting.
- Option: Homeowners do have one Option (only) for the Downstairs Package. If you do not want operable windows, you may choose to have all your fixed doors (sometimes called fixed windows) replaced with fixed doors again. (This is an all-or-nothing option: all fixed doors replaced with windows, or all fixed doors replaced with fixed doors).

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No Replacement. You may refuse to purchase the Recommended Door & Window Plan. However, there are risks associated with this decision:

- Any future water intrusion at these locations will be your total responsibility
- Any damage to common property (including the building envelope) caused by future water intrusion at these points may be billed to owners by the Association.
- If rot or damage due to water intrusion is evident at the time you sell your home, the University may require you to perform repairs or replacement, or deduct those costs from the purchase price of your home.
- Costs will likely be higher when the work is performed at a later date
- No benefits of bulk pricing or assembly-line installation
- Difficulty integrating new doors into the waterproof envelope of the building
- Need to install flashing below doors under the courtyard tiles
- No professional management/ coordination
- No oversight by water infiltration experts
- No low-interest loan from the University
- The University may charge you the full cost of this work upon sale

Doors Replaced as Part of the Project. All 2nd floor deck and Juliette doors will be replaced as part of the project at no cost to homeowners.

- The Utility Room door will be replaced as part of the project.
- Deck doors are specified by the project Architect with no substitutions, as the door opening must be repaired and integrated into the waterproofing of the deck.
- Juliette Door. Homeowners may choose to have their Juliette door replaced with another Juliette door instead of the recommended window (with screen). *We strongly encourage choosing the window* as these doors have been a source of chronic leaks.

Aluminum Windows. No aluminum window replacements are included. However, repairs will be made to these windows as part of the project.

Deadlines:

- University Loan. If you plan to take advantage of the low-interest loan offered by the University to pay for all or part of the windows & doors, see the information provided by your Board. Note that you MUST contact John Gaffney at the UCSB Faculty Housing office and apply for pre-approval no later than [??Sept. 15??], 2012. Your Association Board will give you detailed information about this.
- Door & Window Plan Commitment. **Doors & Windows need to be ordered many weeks in advance and it is imperative that we have an accurate count for how many the project will require.** Please complete Attachment B indicating your commitments and submit to McFarland Management no later than [??September 10??], 2012. **A signed Trust Agreement and a down payment of ?\$1000? need to be included with this form!**

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- Payments must be made **in full** no later than [??October 15??], 2012 and submitted to:
West Campus Point Homeowners Association
c/o: McFarland Financial
720 Vereda Del Ciervo
Goleta, CA 93117

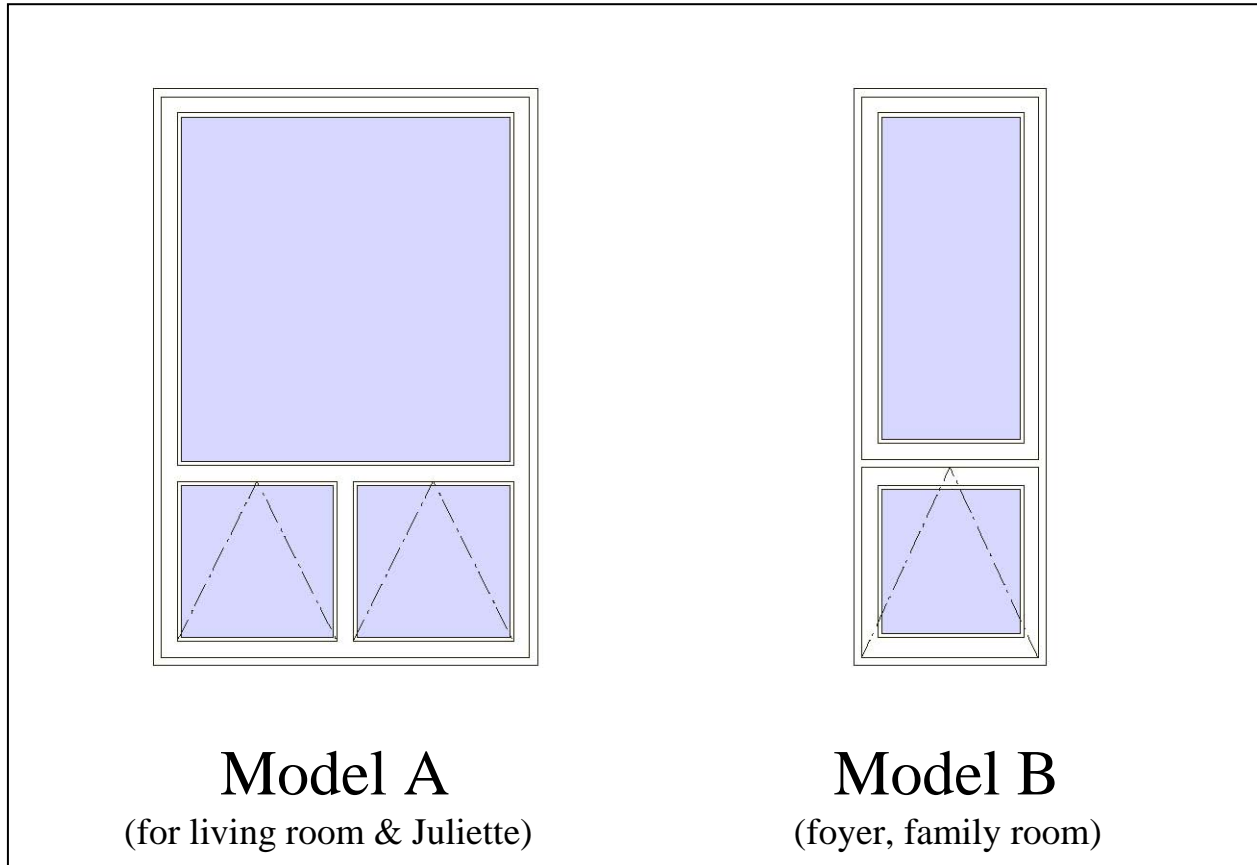
Please contact your Board with any questions. Harold Marcuse <marcuse@history.ucsb.edu> is the contact person for this issue. Look forward to upcoming newsletters regarding start dates for construction!

The Project Team, on behalf of
Your Board of Directors, West Campus Point HOA

Attachments: A: Window Replacement Models
 B: Commitment Form

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Attachment A: Window Replacement Models



This is how the new windows will look: a ca. 4' tall fixed window for a clear visual opening, above two ca. 1' square operable awning window(s) with removable screen to provide ventilation. The awning window hinges at the top. There will be wall below the window.

[NOTE: we will try to provide exact dimensions of the glass area in the final document]

The Recommended Plan Includes Replacements as follows:

Living Room: (Currently) fixed doors flanking the center operable door will be replaced with double awning unit - A

Front Entry: (Currently) fixed doors flanking the front entry door will be replaced with single awning units - B

Family Room: The 3 fixed doors (what we've called inoperable windows) in the Family Room (adjacent to the kitchen) will be replaced with single awning units - B

NOTE: If you choose Match Existing - Plan 1, your replacement for the fixed doors will not have awning windows).

Attachment B

Door & Window Replacement Commitment Form

This form must be sent to McFarland Financial by **Sept. 10th**, 2012

It is critical for project planning that the project team be provided an accurate order from homeowners for wood door & window replacements. Units need to be ordered many weeks in advance, and sufficient time provided for those who will pursue University loans. Every home at WCP must complete this form, indicate your choices, sign and return by **Sept. 10th**, 2012 to Association Manager, McFarland Financial. Please be informed that your signature on this completed document is your commitment to the choices you indicate.

I. Recommended Door & Window Replacement Plan. I commit to purchasing the downstairs Recommended Door & Window Replacement Plan for \$16,375. I understand I must pay the Association in full by **October 15th**, 2012 or this work will not be performed. This package includes replacement of all first floor wood doors & windows & the utility room door, with fiberglass units, new jambs, sills and flashing and integral waterproofing. Within this package, there are two options only. (Please indicate your choice below).

Recommended Plan: All (currently) fixed doors will be replaced with operable windows (as shown in Attachment A), unless I indicate one of the following:

Match Existing Plan 1: I would like all (currently) fixed doors replaced with (similar) fixed doors (namely a single, tall, inoperable double-paned window).

Opt out: I opt out of the Door & Window Replacement project. I understand the risks associated with this decision and that I will be responsible for future water intrusion, costs and related problems at those locations.

II. All Juliette Doors will be replaced at no cost to owners with a window (see model A in Attachment A), *regardless of the choice in I, above, unless* I indicate Plan 2, below.

Match Existing - Plan 2: I would like my Juliette door replaced with a Juliette-style door. (leave unchecked to receive a recommended window unit)

Note: Even homeowners who opt out of the Recommended Door & Window Replacement Plan will have their 2nd floor Juliette door replaced.

Date: _____ Signature: _____

Address: _____

Phone: _____ e-mail: _____