



Roofing and Siding Project Notice

January 31, 2012

Please read this notice in its entirety as it contains important information on the major roofing and siding renovation project.

The roofing and siding replacement will be completed at your homes this spring. Large equipment and supplies may be placed on the outside edge (even numbered side) of the main Trail. **The only open area for project staging is the turf area north of the pine trees near 91 Oak Creek.** The tentative timeline for roofing replacement is presented in the table below. For the most part the homes will be completed in numerical order (exceptions for insulation work performed in conjunction with roofing).

Addresses	Roof Dates
2-42 Oak Creek	3/1 – 3/31
44-70 Oak Creek	4/1 – 4/30
72-97 Oak Creek	5/1 – 5/31

The siding work will start on homes approximately one to three weeks after the roofing is complete. The gutters will be replaced after the siding work is finished.

The siding will be removed a week or so before it is replaced to allow for discovery and replacement of rotted wood. We plan to start removing siding February 15 to get a head start of rotted wood replacement. After the siding is removed the house will be covered with blue house wrap to provide protection from the elements. Rotted wood will be identified with magic marker in writing on the blue house wrap. As a general guideline roofing takes only one day per home while the siding takes three to four days per home. This means that on a four-unit building roofing will take approximately four days and the siding crew will require twelve to sixteen working days.

In conjunction with this project three persons will be replacing trim ahead of the siding crews. Boards will be marked with a black “X” by the Tamarack Staff to identify them for replacement by the contractor.

Insulation: If you are interested in having your attic/cathedral ceiling insulation upgraded or have a cold wall you would like to have inspected and insulated, this work can be coordinated with the roofing and siding replacement. Please notify the office as soon as possible if you are interested in having this type of work performed at your home. A representative from Zeiers Home Improvement will contact you and set up a time to inspect and provide an estimate. Any insulating work performed by Zeiers will be invoice directly to the homeowner.

Mail Slot: This would also be an excellent opportunity to replace your mailbox with a mail slot through the garage wall. The cost would be \$80 (\$35 for the Schlage mail slot and \$45 labor). This is also an excellent opportunity to relocate an existing mail slot for just the cost of the labor (\$45). To sign up for a mail slot (or relocation) please fill out a maintenance request in the box in front of the clubhouse or on the website at www.tccsa.org (click on “Request Maintenance”).

For project specifics and safety information please see the reverse side of this notice.

Thank you for your patience during this major renovation project.

From the Board of Directors and Maintenance Committee

Office: Lou Glauner and Jean Hilgers

Tamarack Maintenance:
Seth Vollrath, Chris Mellenberger, Dan Slesarik,
Chip Foss and Brian Franks

Tamarack Landscaping:
Eddie Post, Kyle Glauner and Eric Kosok

Project Specifics and Safety Information

1. **Noise:** Be prepared for the noise! Roofing and siding crews will start early in the morning (around 7:00 a.m.). There will be constant hammering during the construction process. If rain delays the project work crews may also work on Saturdays from 7:30 a.m. – 3:00 p.m. During the extremely hot weather the crew may begin setup at 6:30 a.m. but will not start nailing until 7:00 a.m.
2. **Remove all loose items from wall shelves and walls** such as pictures, plates and figurines on shelves attached to an outside wall. Hammering may create enough vibration to cause these items to fall. You may also wish to place a towel under any chandeliers, as a small delicate piece was jarred loose during a roofing project a few years ago.
3. **Exterior Items:** Remove all items from around the exterior of your home where roofing and/or siding debris or bundles or shingles might fall; patio furniture, potted plants, gardening equipment, grills, etc. We take every precaution to protect your plants, trees and shrubs. However, some leaves or blooms may be knocked off from falling debris.
4. **Plants & Gardens:** It is strongly advised to restrict the planting of any flowers around the perimeter of the house this year. The work crews will be careful but in tightly planted areas some plants may be damaged.
5. **Shrubs will be Trimmed:** Prior to the start of siding replacement Eddie Post and the landscape crew will trim all bushes and shrubs 24” away from the building. This may make some shrubs look very unsightly. We will address removal and replacement of shrubs on an individual basis as the project progresses.
6. **Power:** We use power tools for wood repairs, ridge work, roofing, and vent installation. Please be prepared to provide an outlet for our use.
7. **Vehicles:** Please move your cars, motorcycles, bicycles, boats, etc. away from the house and garage while work is being performed.
8. **Driveway Access:** We will need access to the driveway in order to load shingles and/or siding and to cleanup.
9. **Traffic Safety:** There will be trucks loading and unloading shingles and/or siding and other supplies. Please be very careful when driving thru the work area.
10. **Work Area Safety: Keep Small Children And Pets Away From Work Areas. Do Not Walk Near or Under Scaffolding or Roof Edges while work crews are on-site.**
11. **Nails on the Ground:** Nails that fall from the roof during the job will be picked up with a magnetic roller. We will make every effort to pick up all nails. Please be advised, however, that a few nails (hidden in the grass) may remain.
12. **Contractors:** Tempel Roofing and Zeiers Home Improvement field supervisors and crews pledge to work as a team with you to make this project go as smoothly as possible with the least amount of inconvenience for you and your family.
13. **Remove All Items From the Siding:** After the recent Architectural Review Board (ARB) tour it was noted that several homeowners have installed trellises or affixed plaques to the building. All of these items will need to be removed prior to the siding being replaced. Per Tamarack’s Policies no item is to be affixed to the building or structure without prior approval. Once the new siding is installed residents should not place any screws or nails through the new siding. The ARB will review and discuss acceptable guidelines for the size, style and installation method for trellises and/or small plaques and publish Guidelines in the March/April “Good Life”
14. **Most Importantly Be Patient:** Thank You in Advance for your patience and understanding during this major and complex renovation project.