

BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION

TOWN HALL MEETING – SPECIAL ASSESSMENT FOR ROOFING

SATURDAY, APRIL 4, 2015 AT 9:00 A.M. AT BROADMOOR'S MAIN ENTRANCE AREA

All homeowners are strongly urged to attend the Town Hall meeting scheduled for Saturday, April 4, 2015 at 9:00 a.m. at Broadmoor's main entrance courtyard area near the trees. The board of directors will be explaining details of a proposed special assessment to re-roof the complex.

At the last Town Hall meeting held on February 21, 2015, two industry experts, AWS Consultants (an independent roofing consultant) and Steven Lang (Lang Roofing --the association's long-time roofing contractor) presented reports, photos and videos of the condition of Broadmoor's roofs. Based on both experts' presentations and opinions, and the findings from the recent exploratory re-roofing of a building on Bordeaux, the board has concluded that the roofs have exceeded their useful lives and need to be replaced. The re-roofing project is estimated to cost \$3,300,000 and needs to be completed as quickly as possible to minimize the costs and damages from roof leaks.

In September 2014, the board increased monthly assessments 20% to begin funding the roofing project. *In addition to that assessment increase, **the board has determined that a special assessment of up to \$11,250 per unit is necessary.***

At the Town Hall meeting the board will present the basis for the special assessment and possible options available for homeowners to pay their assessment. Homeowners questions and concerns will also be addressed. In preparation for that meeting, all homeowners are strongly encouraged to visit the association's website and thoroughly review all the materials and videos presented on the ROOF ISSUE: <http://www.broadmoorhh.com/roofissue.php>

Please bring a chair so that you can sit comfortably during the meeting. Again, please visit the association's website and review ALL the materials on the ROOF ISSUE so that you are better informed and prepared for the meeting.