

Dear Homeowners,

It has been a very busy summer and for those of you who have been up to Tahoe, you will have noticed the result of many changes and improvements and the continuation of one significant project in particular. While I will provide some information on this work here, I would like to encourage as many people as possible to attend the annual meeting on October 11th, when we will provide more information and be able to answer any questions you might have.

As a result of last year's annual meeting, we have developed a master plan for Lake Forest Glen, based on all of the input we received. I would like to thank everyone who has contributed to our Create the Future of Lake Forest Glen project with the aim of increasing enjoyment from our Meadow community:

1. Roof Replacement – this is simultaneously the single largest financial liability in the Glen, a concern regarding fire risk, a large contributor to the “look” of the Glen and protects our property from the elements. As such, finding a way to replace the roofs in keeping with the Glen and without any financial shock is our highest priority
2. Grounds/Facilities/Security – continue to maintain and develop the Glen consistent with our current level of facilities and making the best use of our location
3. Environmental – maximizing the benefit from our location while minimizing our footprint and impact on the planet

Some of you may have realized that the roofing project is well underway. The leaking from ice buildup on a number of homes over the past winter, reported in my last newsletter, combined with the increase in oil prices and the effect of this on roofing materials, has been the final driver to find ways to bring forward the roofing project. Alan and I have also been working on securing a loan for the association which would allow us to bridge the shortfall in reserves and complete the roofs over the next 3 years without any special assessment for the homeowners. There will be more details on this at the Annual Meeting, but in the meantime everything is looking good and we will be replacing 20 roofs this year and then about 73 each year 2009 to 2011.

As part of this work we are replacing all upper windows in the units with gambrel roofs. These either have replacements that have been fitted incorrectly and have contributed to the leaking or have never been replaced and really should as it makes no sense to re-roof over 35 year old windows. Homeowners in this position will be contacted by Alan with an estimate as to when the work will be completed and a request to pay the cost of replacement. Some of the replacement windows were fitted by Accent Windows and the association is considering legal steps to cover the costs incurred in these cases.

As we have researched the roofing project and considered how best to provide a long-term solution which also resists the worst of the local weather, controlling roof ventilation and attic temperature has been identified as a key factor. We are replacing all ventilation elements as part of the roofing project and would like to substantially increase the amount of loft insulation in each unit. We are going to ask homeowners to do this, much as we did with the fireplace inspection and repair work conducted in 2005. We plan to offer homeowners a group rate, through which the association would bring in an insulation contractor to increase the insulation in multiple units and through this negotiate an improved price for those who wish to take advantage of this opportunity. The office will be contacting everyone about this soon and seeking signups, so please consider what you would like to do.

Work is also being led by two of our homeowners, Sari Stenfors and Nikki Aronhalt on the environmental elements of our plan. They are pulling together information on everything from recycling to local transportation alternatives and storage to lighting. They will be publishing this information on our web as well as providing quick information for renters. I am looking forward to providing you with more details on this in the coming months.

I would like to remind everyone of a couple of places on the web where you can keep up with developments at the Glen. Over the past few months Mike Luken has updated our main web site <http://www.lfghoa.com/>. In addition, there is a web page for the “Creating the Future of Lake Forest Glen” at: <http://lfghoa.pbwiki.com/?pwd=Rzs2btZK4D>, you'll need to log in here with your name/email address and a password which is Glen. We have the latest pictures of progress on the News page.

Finally, I would like to ask all of you who have pictures of Lake Forest Glen over the years to bring the best of these with you to the AGM or to email me scanned .jpg files at pierpoint@wans.net. We would very much like to select the best of these and pull together a “Lake Forest Glen Through the Ages” collection that we can enjoy at the AGM and have on our web site.



Mark Pierpoint
President
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