

----- Forwarded message -----

From: <deb@arfapm.com>

Date: Wed, Dec 7, 2022 at 9:08 AM

Subject: Mt. Glen 10

To: Pall Spera <pall.spera@pallspera.com>, Bob Arnot <Drbobarnot@gmail.com>

Cc: <mike@arfapm.com>, <deb@arfapm.com>, David Gibbons <dgibbons@gibbons.bm>, Kris Moor <k.moor@icloud.com>

Dear Bob and Pall,

We have reviewed your Mt. Glen unit 10 building inspection report. We are the property managers that work with the homeowner approved budget that details the expenses to be covered for the year.

Listed below, but not in order, are answers to some of your questions.

- Outside electrical outlets are the individual homeowner's responsibility. The power for these outlets come from the owners' breaker box.
- Screens for doors and windows are the individual homeowner's responsibility
- Inside knobs, latches, and such on doors and windows are the individual homeowner's responsibility.
- All Mt. Glen exterior buildings will be stained and painted in the summer of 2023
- Prior to painting, all units will be inspected for rot and loose siding will be repaired including the items listed for unit 10
- If a handrail is not up to code in unit 10, the association will bring up to code as soon as possible
- If a window is rotten and unusable, the association will budget and replace that window
- If a window is needed to be changed in a bedroom for egress then it will be budgeted and replaced as soon as possible
- If joist hangers are needed on a deck floor joist the association will install

Directors of Mt. Glen Association will make the final decisions on expenses

Respectfully,