



Caroline Marhefka <caroline.marhefka@pallspera.com>

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## Stonybrook HOA

1 message

Gayle Oberg <gayle@theobergteam.com>

Thu, Jan 25, 2018 at 3:06 PM

To: Caroline Marhefka <caroline.marhefka@pallspera.com>, Mike Hickey <mike@lrrvermont.com>

Hi Caroline,

Here is the info I sent to Stonybrook HOA, followed by the first note from Barbara. I will keep you posted when she sends additional information.

Hi Barbara and Darlyne,

The buyers for the Westermann unit have asked me to confirm that the following items are answered / on the HOA maintenance schedule, and when they are scheduled - if possible:

1. Screens for new 1st floor sliders are available.
2. Damaged boards for enclosure that houses the propane tanks are replaced.
3. Bottom rails of 1st floor bedroom windows at front of home are properly sealed.
4. Exterior bathroom ceiling fan hood at the front of the home is sealed.
5. Exterior front receptacle is properly secured.
6. Repair sheet rock in utility closet to allow for shut off valve to operate.
7. Repair bedroom skylight, so it opens.
8. Is HOA or homeowner is responsible for dryer lint vent cleaning?

Thank you for your assistance in addressing these questions.

Sincerely,

Gayle Oberg

From Barbara:

Hi Gayle,

A couple of the items we aren't sure what is needed so I have Denis, head of maintenance, inspecting and as soon as he gives me a report I will get back to you.

The owners are responsible for number 4 6 and 8. Number 1, Screens, As you know we just replaced the sliders in the dining room and living room and new screens came with the sliders. If they haven't installed them they will soon. Once the new screens are installed, it becomes the responsibility of the owner for any repairs to the screens.

The Association schedules annual chimney/fire extinguishers inspections/cleanings in April and owners will be notified of the dates this will take place. The inspection is covered by the association and cleanings for the chimneys, replacement parts for extinguishers or replacing an extinguisher is the owners responsibility. We will invoice all owners for this service.