

**WALNUT HILL OF ABINGTON COMMUNITY ASSOCIATION**

August 11, 2021

To All Walnut Hill Owners

RE: Association Garage Door Maintenance Responsibility Policy

Dear Walnut Hill Homeowners,

One of the responsibilities of the Walnut Hill of Abington Community Association, is to provide for the staining and sealing of our wooden garage doors.

This maintenance responsibility is derived from our Declaration, as detailed on the first page of Exhibit D, Maintenance Responsibilities Chart, a copy of which is enclosed. To fulfill this maintenance obligation, the Association has, since its inception, regularly performed staining and sealing of all garage doors at Walnut Hill. On average, every original garage door has been stained or sealed every 2 years since Walnut Hill was constructed in 2005.

While the Association is responsible for the staining and sealing of garage doors, homeowners remain responsible for repairs, replacement, maintenance, and cleaning of their garage doors. Now that most of the original garage doors are 15+ years old, they are starting to show their age, despite regular staining and sealing by the Association.

After consultation with multiple painting professionals, it has been advised that the condition of our garage doors is affected by various factors, including exposure, use, moisture, and maintenance, and that given the condition of a specific door, staining and sealing will not be able to restore it to the original look and condition. This advice includes a further suggestion not to spend the money to strip any such garage doors, because it will only provide a marginal improvement in the finished look but costs significantly more than just staining and sealing. Owners should be advised that once a garage door gets to a point where staining and striping do not restore it close to its original look, it may be time to consider replacement if an owner is unhappy with the look.

Based on the language of the Association Declaration, the advice received from painting professionals, and the condition of many of our garage doors, the Board of Directors would like to clarify the policy and procedure that the Association will be following with respect to garage door maintenance moving forward.

1. The Association will continue to have the garage doors inspected and stained and/or sealed every 2 years as needed by qualified painting professionals, which is due to be done again in 2022;
2. The Association will no longer pay to strip a garage door or provide any other maintenance, cleaning, or repairs, aside from staining and sealing. If an owner desires to have their garage door stripped they may do so, but at their own expense;

Please include this letter with your Association Rules & Regulations, as this is intended to provide owners with clarification concerning the Association's maintenance responsibilities and scope of work in connection with our garage doors, so that all owners will know what to expect.

Sincerely,

Board of Directors
WALNUT HILL OF ABINGTON COMMUNITY ASSOCIATION

MK/laf

Encl.

EXHIBIT "D"

WALNUT HILL AT ABINGTON

MAINTENANCE RESPONSIBILITIES CHART

DEFINITIONS:

Common Facility (CF): owned by the Association

Controlled Facilities (CONF): those components of a Lot which receive one or more services from the Association

Dwelling (D): single family dwelling located on a Lot and owned by an Owner

Lot (L): property within the lot lines of a Lot and owned by an Owner

Architectural Committee (AC): Architectural Committee established pursuant to the Declaration

Utility (U): system owned and maintained by the Township, the Utility Company or the Authority

ITEM ¹	TYPE	<u>RESPONSIBILITY</u>	
		<u>ASSOCIATION</u>	<u>OWNER</u>
All parts or components of a Dwelling other than the roof shingle, exterior painting, sealing of exterior components	L	None	Repair, replacement ² , maintenance, cleaning
Exterior of a Dwelling	CONF	Exterior painting and staining, sealing of exterior components	Repair, replacement ² , maintenance, cleaning
Roof shingles ⁴	CONF	Replace	Repair and maintain
Electric, phone and cable lines on a Lot and serving the Dwelling	L	None	Repair, replacement ² , maintenance
Porches, patios, decks, railings and related stairs if permitted by AC or installed by Declarant	L	None	Repair, replacement ² , maintenance, cleaning, repaint ² , snow clearing, restrain ²
Front landing, sidewalk and walkway which leads solely to a Dwelling	CONF	Snow clearing	Cleaning, repair, replacement ² and maintenance