

WOODSMILL POINTE CONDOMINIUMS SECTIONS I & II

13570 Coliseum Drive • Chesterfield, Missouri 63017 • (314) 514-8004

To: All Owners

May14th, 2018

From: Board of Managers

Re: Important Reminders - Rules for Deck Work

Happy Summer! The hot is here and as new home projects begin; some of us may be planning to have our decks worked on or “spiffed-up”! With that in mind; we would like to remind everyone of some basic, yet very important rules that we all need to follow with respect to decks. **Every owner must notify the association of any work being done on the outside of the units including the decks and if you choose to hire a contractor; please make sure they are properly insured with both liability and workers compensation insurance.** This is really important –no home owner has the right to “risk” the master insurance policy that we all pay for and share, by using uninsured workers or by trying to work on the deck themselves when not properly insured to perform such work. Please remember to utilize the reimbursement program –and adhere to it. The information is online at www.woodsmillpointe.com –reimbursement guidelines are located at the back of the Rules & Regulations.

Deck work falls primarily into two categories. General upkeep/maintenance and repair/replacement.

Examples of Gen. Upkeep/Maint. -- work we might expect to see being done by the owner(s):

- power-washing/staining
- painting of interior or dividing wall(s) or cap-rail(s)
- re-secure or replacement of a rotten board here or there

Examples of Repair/Replacement --work that NEVER should be done by the owner(s) and should only be done by properly insured contractors after building permits are obtained (when required) from St. Louis County:

- major replacement of structural item(s) --flooring, beams, posts
- re-shingling of the short outer wall(s) --which are the owners responsibility
- replacement work of dividing wall(s)--typically done by the HOA

The Board wants everyone to know that they are looking out for the entire community's best interests. As always we encourage every owner to properly maintain their decks, but failure to follow these rules will negate any possibility of reimbursement --potentially inviting repercussions from the HOA , our attorney or STLCO. Nobody expects an accident to happen to them, but they occur all the time. Please respect the condominium's rules and know that we intend to enforce them. So let's make sure we are all notifying the HOA, using properly insured contractors, following the correct specifications for shingles and paint as well as following standard building practices. The rules are not in place to deter, or to make ownership more difficult here; they are there to avoid conflict(s). They're are there to insure everyone's safety, to see that work is done correctly and to protect us all from potential legal/liability exposure. **Although we understand that everyone wants to save money; that objective cannot be met by breaking the rules that govern our property.**

T
h
a
n
k

y
o
u
.

(
O
V
E