

**OAK CREEK OWNERS ASSOCIATION, INC.**

**5204 Village Creek Dr. Suite 202, Plano, Texas 75093**

**214-368-3388 | 214-739-5566 Fax**

**NOTICE OF ROOFING and SIDING REPLACEMENT PROJECT**

August 24, 2020

Dear Owners:

As you have likely noticed, Oak Creek is undergoing major improvements.

Building 1 is currently underway with the siding and wood rot replacement. As with building 4, the old cedar lap style siding is being replaced with Hardie siding. We anticipate this project will take 4-8 weeks to complete, depending upon weather. Once building 1 is complete, or near completion, work will begin at building 2.

While building 1 siding is being completed, the roof replacement on building 2 will begin. Once that is completed, they will move to building 4, then building 1.

As you see the workmen nearing your area, please clear your patio, porch and balcony of all personal items. The Association nor the siding or roofing vendors will be responsible for any damage to item(s) left in the construction area. If they need inside your unit, please allow them immediate access to avoid any delays in the project,

Many units still have the original windows and doors from the 1980's. These have long exceeded their useful life and may have contributed to leaks in many areas. Once the siding replacement is complete, the Association will be performing water tests on each unit to determine if any window(s) or door(s) are leaking. If they fail the leak test, you will be notified, and will have 60 days to replace them.

If your windows or doors are currently leaking, you will be required to immediately replace them. (Please refer to the enclosed Architectural change form which must be completed prior to window or door replacement.) You may also be responsible for the costs to repair any damage they caused to the framing or other common elements. The contractors will do their best to work around these areas until any replacements are complete, however, if it causes a work stoppage for any reason, you may be assessed escalating fines. It is imperative their work is permitted to continue unabated.

We apologize for the inevitable inconvenience this will cause; however, we feel this project will greatly improve the appearance and the longevity of the property.

Thank you in advance for your cooperation.

Sincerely,

Oak Creek Board of Directors and Veracity  
Enclosure