



Pine Tree Trail, Jupiter, Florida

Wednesday, October 26, 2005

Dear Hamptons' Residents:

We hope that you made it through Wilma safely and with minimal damage to your property. Once again we are faced with major cleanup tasks, but are thankful that it is primarily trees and shrubs that have suffered the most damage. A few homes have trees that hit the roof, but did little serious damage, a few windows broken, but there is serious damage to pool enclosure structures. One home in phase 1 is particularly noteworthy. The pool enclosure destroyed by Hurricane Jeanne, was replaced and completed last Monday. Within 7 days it was destroyed again. We hope your luck was better.

In the next few days, the Association's board and the property manager will be wrestling with how to best respond to the cleanup tasks ahead. Determining whether to clear the properties of debris at our cost or to wait until the Town of Jupiter and FEMA can perform the cleanup is the issue. But in making these decisions, we will be weighing the value of getting back to "normal" quickly vs the out of pocket \$\$ it will cost to move quickly. Please note that the Board of Directors will be meeting at Bristol Management offices at 7PM on Thursday, 10/27/2005. As always your attendance is encouraged.

One of our first tasks will be to look for trees or shrubs that can be saved if they are put back in the ground and staked quickly. At this writing we are uncertain of the TOJ response to debris removal tasks. In the interim, we ask our residents to move the debris from your yard to the street/swale in front of your property and to rake the yards of twigs and debris. The next priority is to clear the streets and walkways of debris. We will be working with our maintenance contractors and the TOJ/FEMA in allocating these tasks depending on manpower and equipment availability. Our first priority is to clear the streets of major debris. After that, the contractor will try to rake yards and common areas as manpower becomes available. But we are still in the growing season, so there is a limit to how long we can put off mowing grass. We ask your understanding as we work with our contractors to optimize the process and control the costs.

As you travel the property and see items that need attention, please take the time to contact our Property Manager, Carolynne Casale at Bristol Management, 575-3551, or Carolynne@BristolManagement.com so these items can be added to our very long list. We ask your patience and understanding for your neighbors and for the association and its management and contractors. The stress and demands on everyone is major, and we need to do our best to work together to get through this period with grace and spirits intact.

Please note that the irrigation system has been turned off and it may be some time before it can be restored because of the many irrigation pipes that have been torn from the ground by falling trees. We expect this process to take a week or more. In the meantime, your trees and shrubs have been through serious "trauma" and will be in need of water. Please help them by giving them a drink from your hose. This is especially true of plants that may have been pulled from the ground and you have staked back in place. After the immediate debris removal, we will be evaluating the remaining trees and performing trimming and removals as seems appropriate. Major replanting of shrubs and trees will be deferred until 2006.

We are also asking each of you to avoid placing non-vegetative "junk" at the curb until the vegetative debris is removed. Please don't choose this time to clean your garage. Vegetative debris is ultimately put through a grinder to create mulch. Trash like the kitchen sink we saw mixed with the debris yesterday must be handled separately and is definitely not on the priority list at this time. Carefully keep your trash separated. Kitchen waste (i.e. Garbage) and normal household waste should be kept separate since this is the waste contractor's first priority.

Note the TOJ press release on the reverse side.

Very sincerely,

Carolynne Casale, PM,

for the Board of Directors.

Hamptons at Maplewood HOA, Inc.

Bristol Management Services, Inc. – Managing Agent

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After Wilma Roofing Concerns

Many of our Hamptons homes have suffered varying amounts of roof damage. Even if you have no obvious visible damage, and don't believe that your damage will exceed the deductible, you should have your roof carefully inspected by a qualified roofing inspector. Most of the roofs now being replaced, seemed to have only limited damage until this inspection was performed.

There are some issues that affect our roofs that you need to be aware of:

1. **Roof tile slippage:** When the tile is sliding, it means the tile is no longer bonded to the mortar bed which was intended to hold the tile in place. While it is often possible to patch a roof by putting some caulk or other adhesive under the tile, this is no more than a stop-gap repair because most of the tiles will be loose sooner or later. This occurs because of the day-in, day-out thermal expansion cycle as the tile is heated by the sun and by the periodic need to walk on the tiles to clean them.
2. **The 25% Rule:** This is a rule in the building code that says that if a "building system" such as the roof, needs repairs which exceed 25% of the cost of a new system, then that system must be brought up to the current code requirements. In the case of our roofs, the current building code requires more extensive nailing of the sheathing to the trusses than was required in 1988-1989 when our homes were built. To bring our roofs "up to code" means that the roof must be stripped down to the sheathing and the sheathing re-nailed to the new code before the new roof is installed. Since our original roofs are estimated to be 20-25 year roofs, and we now are at 18 years on some homes, a "new roof" is the obvious choice.

After Jeanne, several owners hired an independent roofing consultant to inspect their roof and render a report and opinion on the extent of damage and the appropriate remedy. In most of these cases, this independent consultant's report, when submitted to the insurance company has resulted in a new roof settlement. If you choose to do this, contact the Property Manager for the name(s) and contacts for roofing consultants they use.

AND... A couple more things.

- If you are going to re-roof, you need to **submit an ACC Re-Roof Application BEFORE** you start the job. Please submit the request **BEFORE** you do the tear off.
- A "Re-Roofing Info Pack" can be downloaded from the www.HamptonsatMaplewood.org web page. This info pack includes background materials that should help you work with your roofer to get the best job at the best price. It also includes a "Take-Off" document that will make sure that your **roofer knows that you know** the quantity of roof that is required.
- The "Re-Roofing Info Pack" also includes a ACC Re-Roof Request form. You can also request this Re-Roofing Info Pack to be mailed to you from the Bristol Management office.