



*Kensington Square Condominium
Association
Mechanicsburg, PA 17050*

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KENSINGTON SQUARE CONDOMINIUM ASSOCIATION NOTICE

April 11, 2024

Dear Kensington Square Condominium residents,

The following provides a brief overview of the roof issues for Buildings A, B, and C. Much of this information originated from a notebook provided to me when I moved here in 2017 and subsequently joined the board. Some of the information also came from conversations with Mike Davis, and from previous repairs on these units. It is not intended to be a comprehensive overview.

Buildings A, B and C were constructed between 1984 and 1985 based on the Kensington Square Condominium Association's records and public records. At the time of construction, the original builder failed to install "H" clips on three of the six buildings' (A, B, C) roofing plywood. H-clips help stabilize the roof decking and provide an expansion gap. They improve load distribution, increase the effective stiffness of the roof, and provide the recommended spacing between adjoining panel edges. This happened because either it was not required as code at that time, or was simply overlooked.

Between 1999 and 2000, the board determined that the original roofs on all units were not holding up and needed to be replaced after 15 to 17 years (their shingle product life is unknown to me because they were installed on the original build). Therefore, a company installed new shingles; however, based on my findings, they only removed and replaced shingles. I am unaware if these were 20 or 30-year shingles. H-clips were not installed on Buildings A, B, & C during this second round of roofing and, to the best of my knowledge, no wet or damaged panels were replaced. Buildings D, E, & F all have "H" clips and their roofs are holding up well.

Between 2019 and 2020, several residents in Buildings A, B, and C reported leaks and other water issues. We inspected several attics and found numerous roofing plywood with wet spots/stains or damage because the planking was not secured with H-clips. We made the necessary repairs and they appeared to be holding. Subsequently, we determined that the best course of action would be to phase in roof replacements over an 8 to 10-year-period beginning in 2022.

Building A was completed in the summer of 2022. We received three quotes for that work. Joyland's cost was in the middle, but the quality of shingles and other work I witnessed in the local area was impressive, so we hired them. During the work, Joyland found that a very large percentage of plywood had to be replaced due to water damage. In addition, Mike Davis and the Joyland crew created our own *KSC H-Clip* and fastened them in place, as required by code, from the outside of the roof, which avoided having

to retrofit them from the attics. This saved additional labor costs and will be used on buildings B and C when those roofs are replaced.

In the fall of 2023, we had Joyland inspect buildings B and C to identify which building was in the worst condition. They recommended that Building C's roofs be replaced first due to the extreme wear of the shingles and the roof decking being unsecured, which is required (see the video from Joyland owner as part of their inspection).

<https://app.companycam.com/galleries/RjTeouQ9>

I did not get additional quotes for this project. In my judgment, the quality of work completed on Building A was sufficient to make them our "go to" vendor, and their quote came in as expected for 10 units, which is basically twice the amount as Building A in 2022 (5 units), and why I did not get additional quotes.

The following responds to questions posed by several residents during the Special Assessment meeting on March 27th:

- Ridge Vents will be installed;
- All units currently have power vents in the attic controlled by thermostats; if they are not operational, we will repair them as part of this project;
- We have vented soffit/fascia to assist with air flow and block vents on the garages;
- These are 40-year shingles with a 10-year workmanship warranty and pro-rated warranty on the life of the shingle.

Mike Davis and I will be meeting with Joyland this month to ensure that the work identified in their proposal for Building C is identical to the work completed on Building A. At that time, we will post the final proposal on our website and notify you via email when it is available to review.

Thank you for your patience as we do our best to ensure that our KSC families are fully informed regarding this project.

If you have any questions or concerns, please do not hesitate to reach out to me via email, cell, text or stop by for a visit.

Make it a great Kensington Square Day!

Sincerely,

D. Mac

David D. Maceiko – Property Maintenance Chair

Cell: 717-418-3694

Email: maceiko4@comcast.net

Residence: Unit #1