

New Window Policy

Town Hall Meeting

JANUARY 12, 2016



Agenda

1. Goals of new policy
2. Summary of new policy
3. Current compliance status
4. Review of choices and authorized vendors/contractors
5. Financing available through Cleveland Restoration Society
6. Question and answer period



Three Goals of New Policy

1. Maintain consistent exterior appearance
2. Protect structural integrity of windows and window systems
3. Probable energy usage savings through improved energy efficiency



Unimproved Window Exterior



Summary of New Policy

1. Compliance requirement – All windows must be either replaced or preserved
 - All windows on a single exposure must be treated the same
 - Single exposures are either secondary (facing Cormere / back line) or primary (all other)
2. Compliance deadline – December 31, 2019
3. Determination of compliance – Detailed on next page
4. Surcharge for window screen and storm window non-compliance – Beginning October 31, 2016 surcharge will increase to \$6.00 per window per month
5. Surcharge for non-compliance after compliance deadline – \$10.00 per window per month
6. Right of MCCA to remedy – MCCA can replace or maintain non-complying windows and charge owners in a fair and reasonable manner
7. Board may revise this policy in the future at its discretion



Determination of Compliance

Owners can request an assessment of compliance at any time

Management will determine compliance for all owners no later than April 30, 2019

Management will provide written assessment of compliance, including explanation of which windows are not in compliance

Written assessment will be supplemented by schematic of each owner's unit

Units transferred close to the compliance date will be eligible for temporary exemption

Management will provide ongoing assessment of compliance at least every five years



Current Compliance Status

In Compliance	69 units	47%
Compliant Soon ¹	7 units	5%
Not in Compliance	<u>71 units</u>	<u>48%</u>
Total	147 units	100%

¹ Units that have verbally indicated they will comply soon



Compliance Choices Thus Far

Replacement Windows¹ 52 units

Preservation Maintenance 17 units

Total in Compliance 69 units

¹ Includes those who will soon be in compliance



Update: Common Area Windows

All windows along primary exposures have been replaced

None of the 162 secondary exposure windows have been replaced

Approximately 50 anticipated to be replaced in 2016

Remaining windows will be replaced prior to the deadline

Review of Choices

Replacement – Gunton Corporation / Pella

Restoration Maintenance – Several authorized vendors

- St. Jon
- Tartan
- Volpe
- Wolfgang Keich



Replacement Windows: Additional Details

Type of windows – Pella Architect 850 Series

Features – Interior pre-painted to match interior; installed entirely from inside suite; windows “swing” for easy cleaning; removable screens

Approximate cost – \$1,700 per window (varies by window size and type)

Warranty – 20 years on non-laminated glass, 10 years on non-glass components, 20 years on exterior paint, 2 years for installation and labor

Timing – Usually within one week



Preservation Maintenance: Additional Details

Summary of requirements –

- All external surfaces intact and coated according to specified colors
- Windows properly glazed and caulked
- All sashes properly fitted to ensure correct seal
- All exterior brickmold intact and coated according to specified colors
- Fully operable and intact storm windows, properly installed and coated according to specified colors

Approximate cost – Range can be \$400 - \$3,000+ per window depending on condition and desired level of restoration

Warranty – None (and will require periodic maintenance)

Timing – Anywhere from three weeks to three months depending on scope of project



Contact Information

Replacement

Gunton / Pella – Carl Kerr (216) 831-2420 x 1032 carl_kerr@gunton.com

Preservation Maintenance

St. Jon's – Chris St Jon (440) 735-1500

Tartan Group – Brian Stewart (216) 881-2012

Volpe – John Volpe (216) 581-0200

Wolfgang Keich – (330) 467-3080



Attractive Financing: Cleveland Restoration Society

Heritage Home ProgramSM provides low interest rate rehabilitation loans

Interest rates as low as 1.4%

Loan term 7 – 10 years

Early prepayment without penalty

Based on equity in unit (total loan-to-value ratio of 85-90%)

Loans through KeyBank





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Questions?

