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ROOF REPLACEMENT PROJECT

TO: SUMMERFIELD AT RIVERHILL CONDOMINIUM ASSOCIATION OWNERS

FROM: SHIREEN AMBUSH, PCAM, CPM
PROPERTY MANAGER

DATE: SEPTEMBER 17, 2024

The Board of Directors for the Summerfield at River Hill Condominium Association has awarded a contract to Katchmark Construction to replace the shingle roofs on every home in the community. **Please be advised that the roof replacement project will start on Monday, September 23, 2024 and is expected to take approximately 90 days to complete.**

Please refer to the attached map and tentative schedule to identify the estimated timeframe as to when the exterior work will be performed on your unit. The work will be performed Monday – Friday during the hours of 8:00 am – 5:00 pm. The contractor will begin at the area labeled “START 1” on the attached map and will progress throughout the community in increasing numerical order based on the sections that are grouped by number. Katchmark will also be posting notices on doors of the units that will be worked on a few days before the work for that unit begins.

In addition, all residents should be advised of the following important reminders:

Parking - Please refer to the attached map for areas that will have equipment staged on the property throughout the duration of the project. **Residents should move their vehicles from these visitor parking spaces in the affected areas depicted on the map before 7:00 a.m. on Friday, September 20, 2024.** Residents are encouraged to be mindful and courteous to neighbors by parking your vehicles within your driveways before parking in the visitor spots to ensure the limited number of visitor spots will remain available. **Please be advised that any vehicle parked in the equipment staging zone after 7:00 a.m. on September 20, 2024 will be relocated via towing which the owner of the vehicle will be responsible for.**

Satellite Dishes - Several satellite dishes are installed on roofs throughout the community and must be removed in order to proceed with the shingle replacements. We suspect many of them are no longer in use or are abandoned. **All owners are hereby notified that all satellite dishes and related wiring will be removed from all roofs by Katchmark during this project.** Any concerns regarding the removal of your satellite must be brought to the attention of Abaris Real Estate Management no later than September 22, 2024 by emailing customercare@abarisrealty.com.

Noise - Please understand that there may be a potential for considerable noise. The job involves constant hammering and subsequent vibrations could cause a mirror or loosely hung picture to fall off the wall. Please remove any of these items. We also recommend removing any items in your attic (if applicable) spaces.

Patios/Balconies/Driveways - Please remove all items from your patio, balcony, and driveway (including furniture and vehicles) and store them away from the exterior of the home while your unit is being worked on. The contractor will take steps in protecting the building exterior from damage; however, occasionally material may fall and could damage fragile items left adjacent to the building. The homeowner will be solely responsible for any items, including furniture and vehicles, left on or around the building.

The replacements of roofs such as these is a significant undertaking. Please be assured; however, that the contractor hopes to assist in minimizing as much of the inconvenience and disturbance as possible. There is going to be constant activity going on once the project starts. There will be workers on the roof above and around the building; tarps laid out, shingle deliveries, as well as equipment and material staging. To ensure everyone's safety, it is especially important that you follow the caution tape and observe your surroundings, especially when entering and exiting your unit.

Don Kim is the project's Site Supervisor from Katchmark Construction. Please feel free to contact him at 202-713-7663 or by email dkim@katchmark.com with any questions or concerns directly related to the project plan or schedule. You may also contact Katchmark Construction by calling their main office at 703-817-0200.

We thank all residents for their patience and cooperation while this major project is underway. If you should have any additional questions or concerns, please feel free to contact Abaris Real Estate Management by calling our office at 301-468-8919, or by emailing us at customercare@abarisrealty.com.

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Summerfield at River Hill Condominium
Clarksville, Maryland



