

BellaVita HOA Board Policy 2010-006

Approved: 10/27/2010

Subject: Maintenance of Homeowner Front Doors

Reference: BellaVita HOA Declarations of Covenants, April 6, 2009, Article V, Section 1

In accordance with our covenants, it is the present policy of the HOA to provide maintenance of residential front doors no more often than every 2 years. Maintenance is defined as cleaning, replacing the bottom edge weather stripping as needed, and applying a coat of spar varnish or equivalent. Residents whose doors require complete refinishing, i.e., stripping old finish, re-staining and varnishing may have them done by the HOA contractor, in which case the HOA will reimburse them up to the cost of regular maintenance.

Whereas maintenance on doors is highly dependent on exposure of the doors to sunlight and moisture, and

Whereas some doors may require maintenance earlier than 2 years due to extreme exposure, while other doors may last 5 or more years before maintenance is required, and

Whereas, the Facilities Committee has developed a degree of expertise in this area and is qualified to make judgements as to the need for maintenance,

It is resolved that the project manager assigned to door maintenance by the Facilities Committee is delegated from the board the authority to authorize all maintenance work by our contractor on doors, and may authorize maintenance prior to the nominal two year period, provided that it has been at least 1 year since last maintenance, and that the project manager makes a physical inspection of the door and determines that failure of the finish/strip is not due to homeowner abuse of the door. Disputes over door maintenance or this policy shall be referred by the Facilities Committee to the board for resolution.

The Facilities Committee shall track doors by address that require servicing more often than 24 months and provide a report of such occurrences to the Board on a monthly basis to allow trending reviews for policy yearly review.