

**WOODBIDGE TOWNHOME
OWNER'S ASSOCIATION, INC**

— MANAGED BY —
Courtney & Courtney

6285 Lehman Dr. – suite 100D
Colorado Springs, CO 80918

Phone: (719) **260-8216** FAX: (719) **494-1219**
e-mail: mike.clark@courtneyandcourtney.com

August 16, 2007

All Woodbridge Townhome Owners

The Board of Directors has hired an independent project manager to assist in the completion of the restoration. The project manager's name is Clyde Sjoerdsma. Clyde has an extensive background in construction supervision, having overseen the construction of 3 new schools and the extensive remodeling and reconstruction of an additional 6 schools while serving as Director of Auxiliary Services for 2 different school districts. Prior to working with the schools, Clyde owned and ran his own gutter company. Clyde is a "people" person and has already begun to smooth situations in the project before they have become an issue.

Clyde started on the job Tuesday the 14th and has already established a great rapport with the contractors and supervisors working this project.

Any questions, concerns or problems you may have during the course of this project should be directed to Clyde or to Courtney & Courtney. We will make sure your input is directed to the proper source and an answer returned to you. Please, do not attempt to have the contractors, supervisors or workers on the project answer your questions as this will only serve to slow down the whole process and confuse the contractors. Clyde and Courtney & Courtney are there for that purpose. If we can not answer your concerns, they will be passed to the Board and an answer will be gotten for you. Allow the contractors to stick to the time-line and specifications of the project as this will allow for a faster completion time and the quality of job that we all expect.

Clyde – 238-3064
Courtney & Courtney / Mike – 260-8216

The Board appreciates your flexibility and patience during this time of restoration and we are all anticipating a greatly increased value to the property when it is finished.

Board of Directors
Woodbridge Townhome Owners Association
Courtney & Courtney

The Architectural Control Committee has approved the Wayne Dalton garage door Model 8300 rated at R11 insulation for \$841.10 including tax.

Our committee has compared all the garage door brochures and samples offered (American Overhead Door, Overhead Door, Front Range Raynor, and Wayne Dalton). Without a doubt the Wayne Dalton garage door is by far the best door for the money.

The ACC has placed the sample panel in front of the existing raised panel doors and the overall shape is the same including the rectangular raised panel. There is a slight horizontal line on the Wayne Dalton door that is not on the old raised panel doors. This is the closest matching door offered by the door companies.

The sign up sheets offered at the assessment meeting has nine names on the Wayne Dalton Door, three names on the Overhead Door, and one name on the American Overhead Door (and that name is also on the Wayne Dalton Door). The Wayne Dalton Door was by far the favored door being offered at R-8 for \$822.43 and R-10 being offered at \$961.15. With this new door of R11 being offered at \$841.10 everyone should be very pleased.

The Wayne Dalton Door Model 8300 comes with a lifetime warranty on all parts, except the one year warranty on the springs, and they are offering to Woodbridge owners two years free labor. The door also comes with a certification statement that qualifies the door for Federal Tax Credit.

Because of the low price and the highest rating (R11) The ACC feels this is the best door for Woodbridge owners. In order to control the uniformity of garage doors within Woodbridge the ACC approves only the Wayne Dalton Door Model 8300. The Board of Directors has given their endorsement to this decision.

All doors replaced prior to the restoration project will be painted during the restoration. All doors replaced after the restoration will be required to be painted at the expense of the homeowner within 30 days of the installation. Wayne Dalton Garage Doors (John Love) (719) 491-7531 or jlove@wayne-dalton.com

All owners are reminded to fill out an Application for Exterior Alteration

Also available 1/2 HP Wayne-Dalton Pro chain drive opener, 2 remote controls and 1 keyless entry. \$288.32 includes Tax, labor and materials.

1/2 HP Wayne-Dalton Pro belt drive opener, 2 remote controls and 1 keyless entry. \$331.28 includes Tax, labor and materials.