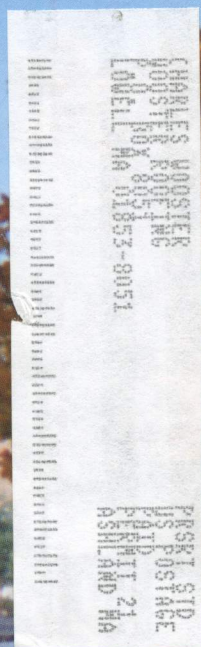


# COMMERCIAL & CONDO & HOA MANAGEMENT



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# New roof at Stonecleave Village takes cooperation

BY STEVEN WOOSTER



Stonecleave Village is a quiet condominium community located in Methuen, MA. Located near the New Hampshire border near Interstate routes 495 and 93, it is in a desirable location and well maintained.

The grounds are in pristine shape and new roofs of the same caliber were desired. The original roofs have a steep pitch with metric-sized organic asphalt shingles and poor ventilation. The organic shingles were good performers but had reached the end of

their service life. Unfortunately, much of the original sheathing was poorly nailed by hasty installers with nail guns and much of the plywood had to be renailed. Although the roofs only had one layer, because of this shortfall the roofs had to

board. The remainder of the roof was completely covered with roofing felt and an eight-inch aluminum drip edge was installed on all edges. Because of the good performance of the original organic roof, a new organic asphalt shingle was installed to match each

color of the original roofs. Of course, like all Wooster Roofing projects, all work and materials were hand-nailed. A ventilation slot was cut in at the peak of the roof and a shingle over type ridge vent was installed.

Because of the steep pitch of the roof a lot of ladders, tarps, staging plants and equipment was needed. Thanks to Stonecleave's association who allowed us to store

the equipment and materials onsite behind each building as we went along which made the project move along smoothly. After each building was completed the grounds were swept, raked, and a nail magnet was rolled over the entire area bringing the grounds back to the same great shape they were originally in. Thanks also go out to the Methuen building department for their participation in this project. The entire project went quite smoothly with minimum disruption to all.



be stripped. As you may recall, our last project, Oak Knoll in Dracut, MA, featured in the November issue, had one layer which was roofed over, saving the association thousands of dollars. Since the plywood substrate was sound, a second layer was applied. On this project, the substrate was in such disrepair that a second layer was out of the question. The heavy organic shingles had been installed with a staple gun and stripped off easily. Five men working off of hook ladders could strip each nine-square section in less than an hour. Some plywood that was severely humped had to be replaced. Six feet of ice and water barrier was installed on all eaves over the fascia