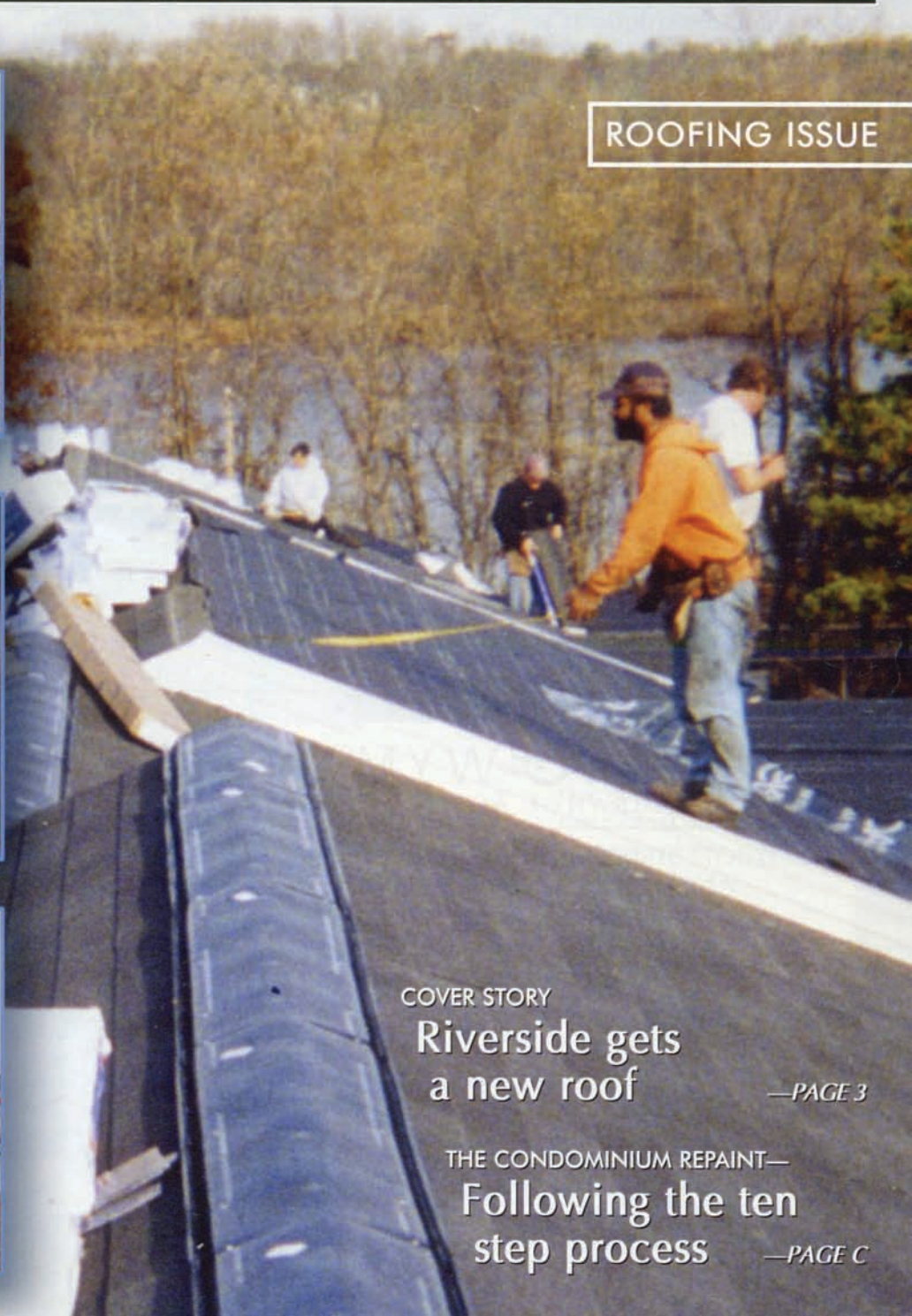
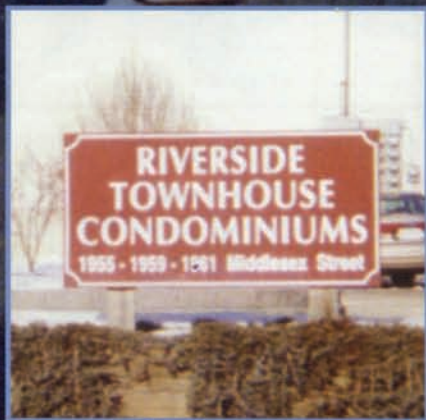


# COMMERCIAL & CONDO & HOA MANAGEMENT

ROOFING ISSUE



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# Riverside gets a new roof

**R**iverside Condominiums in Lowell, MA, is a small, quiet townhouse community along the Merrimack River. The shingle roofs were getting old and the time for replacement had come. The original roofs had performed relatively well until they experienced severe ice backup several years ago. At that time, another contractor installed aluminum ice belts on the front of the roofs. The ice belts worked unless there was a cold snap where the temperature never got above 32 degrees for several days at a time. When the temperature did get warm enough, heavy chunks of ice slid off onto the driveway, steps, cars and everything below, making it quite hazardous to get in and out of the units.

This fall, Wooster Roofing was asked to start the reroofing project. Because of prior ice backup, a complete strip job was recommended in order to replace the underlayments. Stripping the roof was hastened by being able to back the dump truck in front of each unit and toss the debris directly into it. This also minimized the grounds clean-up and final fine-tuning at the end of the project. The roof deck was in great shape and had to be minimally reroofed to prepare for the new roofing system.

New white dripedge was applied to all edges to match the existing trim. Six feet of Grace Vycor ice and water barrier was installed on all eaves and valleys. The remainder of the roof was completely papered in with #15 roofing felt. Gaf Royal Sovereign 25-year charcoal-colored shingles were installed by hand. Continuous ShingleVent II ridge vents were installed at all peaks. All the units have hot stack B-vent chimneys at the bottom edge



of the roof. The sealant on the storm collars over the roof flange was cracked open from years of rocking back and forth due to the heavy winds off the river. A heavy bead of sealant was applied to keep the weather out.

The entire aluminum ice belt was eliminated making the roofs safer to be under and more aesthetically pleasing. Phase I is now complete and Phase II will commence in the spring.

Foreman Julio Rosado with Wooster Roofing for 16 years is laying out the lines for the next section of roof. Continuous ShingleVent II has been installed on peaks and awaits the shingle cap.

## Reroofing a 24-unit condominium on budget and on schedule

### The manager's perspective

Kevin Decker was the first president of the Riverside Condominiums in Lowell. That was many years ago and he remembers how unpopular he was when he insisted they have a reserve fund for the major replacement items that every condominium must face in the future. Many years have passed since then. Kevin moved out as his family grew. He became president of another condominium community and now he is a community manager for Riney Management. And believe it or not, Riverside Condominiums is one of his clients. What better experience for a community association manager than to have been a trustee himself? The only thing would be to have been the president of the board of trustees at the condominium you now manage. It's just been good luck.

But good luck wasn't necessarily what the folks at Riverside were feeling when they realized they had to replace their roof. Ice dams had done some damage, and the temporary repairs were just that, temporary. On their annual physical inspection, Kevin saw that the asphalt roof had taken about all it could. The shingles were growing brittle and the damage done by the ice



Kevin Decker  
Riney Management

dams had penetrated beneath the surface and was not going to heal on its own. The current board of trustees at Riverside decided it was time for a new roof. Thanks to the foresight shown by Kevin those many years ago, there was enough money in the reserve fund to take care of it with no special assessment. Kevin put the project out to bid in order to make sure they were getting the right price for the right quality. Wooster Roofing was selected.

"They were not the lowest price bidder, but they were well within a reasonable pricing parameter," explained Kevin. "We had used Wooster Roofing on other community associations we manage and found them to be everything we expected in a contractor. They did what they said, when they said and stood behind their work. The fact that they are also quite neat in their

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## Reroofing a 24-unit condominium

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work is a plus. The low-ball bidder didn't even tempt us. The board knew that you get what you pay for and we selected Wooster Roofing."

Riverside Condominiums is just a 24-unit community consisting of three buildings with asphalt shingle roofs. The job was planned for a two-week period.

Kevin sent out written notices to all unit owners in advance. Parking would be disrupted for a short time and alternative plans were put in place.

Communication was the key to allow for a quality reroof with minimal disruption to the homeowners.