



July 18, 2012

Dear Homeowners,

We are happy to announce that we have very nearly finished working out the terms of an agreement to replace our roofs. And because of the very favorable pricing that we have been able to negotiate, we still think that we can complete all of the buildings yet this year – barring any as-yet-unknown costs for materials billed on an as-needed basis (primarily plywood sheathing or wood trim board repairs), bad weather (high temperatures or rain), or other unforeseen expenses.

Here are the details and some useful information.

We have selected BT Lakeside as the contractor (<http://www.lakeroof.com/>). Lakeside is a 31 year-old family-owned roofing company (no subcontractors will be used) who calls their installers "roofing technicians" (all factory trained by the manufacturer). Lakeside's references include condo and homeowner associations, businesses and commercial properties, churches, single family homeowners, and many of Chicagoland's best property management companies. Lakeside is a member of leading industry trade groups and community management associations. They maintain an A+ Better Business Bureau rating with zero complaints filed against them in the last three years (the maximum period that the BBB reports). We are very confident in their ability to perform. Most industry experts believe that the quality of the labor is at least as important, if not more so, than the quality of the materials being installed.

But we are equally very confident that we have selected the best architectural (dimensional) shingles available for the price. Atlas Pinnacle architectural tiles (<http://www.atlasroofing.com/>) are made by an industry leader in innovation and the development of environmentally safe products. They offered the first life-time warranty (50 year prorated), offer the longest non-prorated warranty (15 years), and were the first shingle manufacturer to use 3M Scotchgard to reduce staining. Our architect and contractor both approve of this selection, and they recommend Desert Shake as the color. Lighter colors, such as Desert Shake, may last longer and should be more energy efficient. We also think that this color is very elegant and distinctive, and that it will work well with our almond-colored siding and the stone exteriors.

We will begin the project as soon as the contract is approved by our attorney and permits are issued by Palatine, hopefully by July 30th. We hope to complete roughly one building per week, weather permitting. Our architect will make periodic inspections throughout the process to insure that the installation is proceeding according to the specifications. As we stated at the last board meeting, we will start with the buildings where leaks have occurred in the past, and then proceed from north to south (see list below)

We had intended to replace all of the flashing (used to seal surface junctions and roof penetrations from leaks). However we have been advised that the exact flashing for our skylights is no longer available. Because of this we will re-install the original flashing –

after new ice and water shielding is installed. If the original flashing is damaged or missing, Lakeside will create a new custom flashing solution.

We mention this to point out to you that – if you want to – you can replace (or add) skylights at your expense, around \$800 each. Please contact management immediately if you wish to pursue this option. New skylights must exactly match existing ones in all aspects – size, color, and location on the roof. If Lakeside determines that a skylight should be replaced because it is damaged then we will contact the owner with 2 options – 1) replace it (owner expense but the association will finance for a period of time if requested), or 2) remove the skylight.

New skylights must be approved by the board, and be provided and installed by Lakeside at the time your roof is being replaced.

Satellite dishes which were installed according to our rules (mounted on wood trim, not on the roof surface) should probably not need to be removed unless there is damage to that trim. If the trim must be replaced we will remove your dish and place it on your patio. Your satellite provider will need to re-install it. Dishes which were mounted on the roof surface will be removed and placed on your patio. When your building is complete you will need to have it re-installed on the wood trim, not on the roof.

As a reminder, we will also be replacing all gutters and downspouts with ones which have twice the cross section that we have today (12 square inches instead of 6). This will allow rain water and debris to be shed off the roofs much faster.

Here are a few things to keep in mind...

- You may want to remove pictures and wall or ceiling ornaments as they may fall because of vibration.
- We will place dump trucks in your driveways so that debris can be moved off property at the end of each work day. We may also need to store some roofing materials in driveways overnight. In general you may need to park on the street while your building is being completed.
- There is a possibility of dust and dirt filtering into the attic space from the tear off of the old roof. You may want to cover items in your attics.
- The installers will not need access to the interior of your home other than in the attics, which they will enter from the roof.
- Old shingles, sheathing, and other debris will be hauled away daily. There will be no dumpsters.
- The installers will cover the landscaping (planting beds), windows, doors, and siding using tarps and/or plywood.
- Brace yourselves for noise... this process will be very loud.
- At the end of each workday the installers will pick up loose debris, and sweep off patios, driveways, and sidewalks. They will also run a magnet over your lawn to pick up any stray nails.
- At the end of each workday the roof will be water tight and all loose materials will be secured. Work will be done Monday thru Friday (weather permitting) starting at 8AM or earlier if allowed by Palatine.

- If you are concerned about anything whatsoever during your roof replacement please call management immediately so that we can identify and remedy any problems.

We are very happy to have finally reached this important milestone at Charter Hall. We believe that we should all benefit for a very long time from the increased curb appeal and home value created by our safe, secure, and beautiful new roofs.

One non-roof issue. Our landscapers have warned us that many shrubs and small trees at Charter Hall are suffering horribly from lack of water. Grass, which goes dormant, will usually recover, but other landscaping may die. They are suggesting that owners water as much as they can. We will not do any annual landscape repairs for normal wear and tear until cooler weather in the fall.

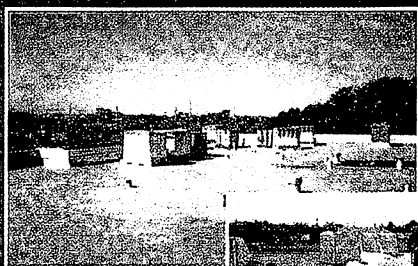
As always, please contact us with any questions, issues, or suggestions. You may email us at info@desirablewellings.com or charterhall@comcast.net, or you can call DD at 847-776-8222. Remember – we can't fix what we don't know about.

Thank you.
The Board of Directors

Sequence of the roof installation – approximately one building per week, weather and budget permitting...

715-727 Charter Hall
724-730 Charter Hall
646-668 Charter Hall
627-647 Charter Hall
605-613 Charter Hall
679-699 Charter Hall
682-698 Charter Hall
655-667 Charter Hall
612-632 Charter Hall
579-595 Charter Hall

B.T. LAKESIDE ROOFING



- **Commercial**
- **Industrial**
- **Residential**

All types of roofing & sheet metal:

- New roofs
- Reroofs
- Tearoffs
- Proactive maintenance
- Repairs

For roofing
that stands
the test
of time

Quality and service since 1980

Better Roofing Begins with Lakeside

Perhaps the most vital element of any structure, roofing goes widely unappreciated until it fails to do its job. Leaks that cause interior damage suddenly demand your attention — and call into question the quality of the original materials and workmanship. It's an unfortunate fact: if you start with poor quality, you're stuck with it!

Clearly, it pays to go with the best from the very start. At B.T. Lakeside Roofing, we use only the highest-quality materials, state-of-the-art techniques and skilled roof technicians. Whether we build you a new roof or repair an existing one, you can count on our workmanship to last for years. A Lakeside roof is better — and it shows!

A reputation for stability and professionalism

Founded in 1980, B.T. Lakeside Roofing, Inc. has a long track record of success. We've built, repaired and helped maintain thousands of commercial, industrial and residential roofs in the Chicagoland area. All our roofing technicians are extensively trained, so you'll always get the job done right the first time. And Continuing Education seminars keep us current with the latest products and roof applications, so you benefit from proven technologies and techniques. In short, we can determine the best roofing and techniques for your needs — and your budget.

While we're large enough to handle any job, we're also owner-managed and operated for that hands-on, personal touch. More than just roofs, we build lasting relationships.

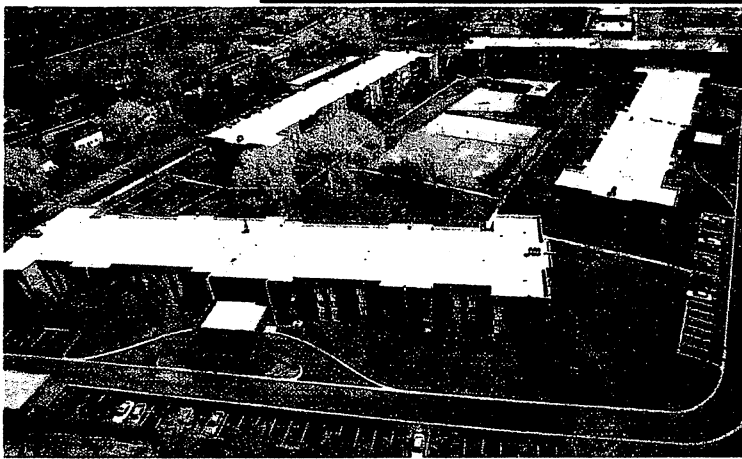
Customer service is our #1 priority

At B.T. Lakeside Roofing, our #1 priority is making sure our valued customers' needs are taken care of — promptly and courteously. Just a few of the ways we make sure we're never out of touch, day or night:

- All management carry cell phones
- Our 24-hour answering service handles emergencies
- All vehicles are equipped with cellular phones
- Fully staffed office
- Service department to take care of your emergencies.



Residential:
Shingle



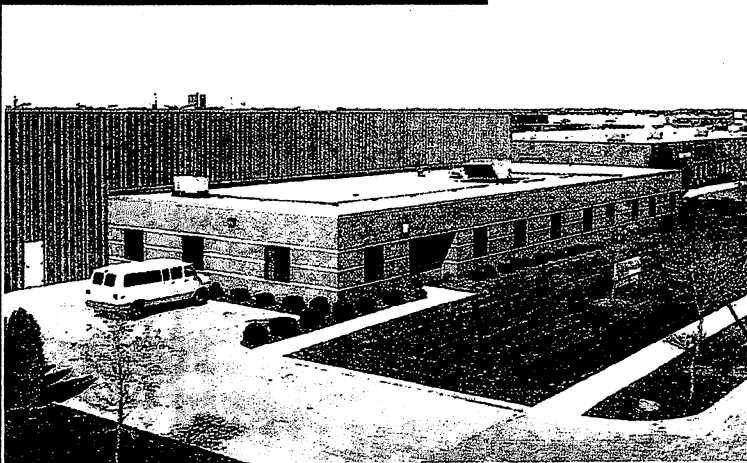
Condo complex:
Modified bitumen



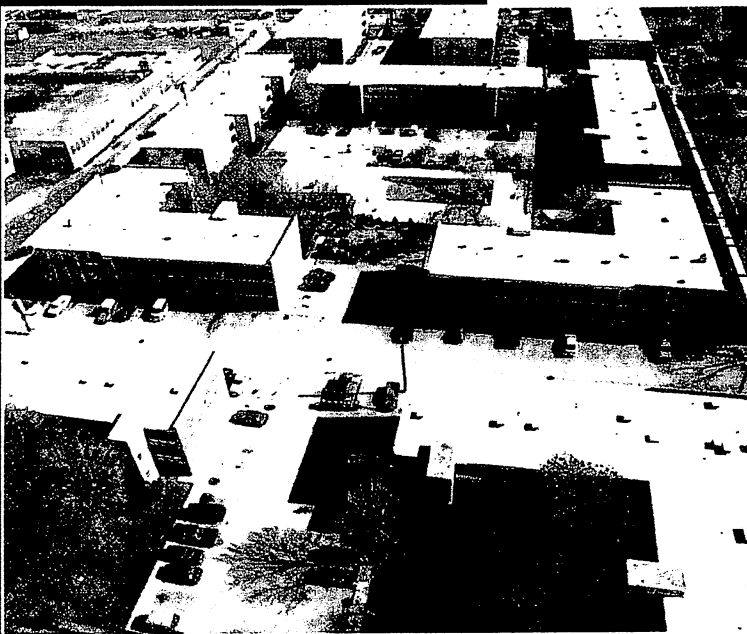
Industrial building:
Modified bitumen



Condo complex:
Shingle



Industrial new construction:
Asphalt and gravel



Commercial apartment complex:
Asphalt and gravel

Safety first

Whether your roofing needs are residential, commercial or industrial, you can be confident B.T. Lakeside Roofing will maintain the safest worksite possible. We meet all OSHA standards, and each of our professionals undergoes a rigorous safety training program.

In addition, all B.T. Lakeside Roofing, Inc. professionals are fully insured and bonded. We can provide you with a certificate of insurance that verifies worker's compensation coverage and general liability coverage. State license can be supplied.

We're proud of the company we keep

Because of our unparalleled reputation for prompt, professional, reliable service, B.T. Lakeside Roofing, Inc. is the preferred roofing company of many Chicagoland property management companies. No matter how difficult or unusual the job, we get it done — on time and on budget!

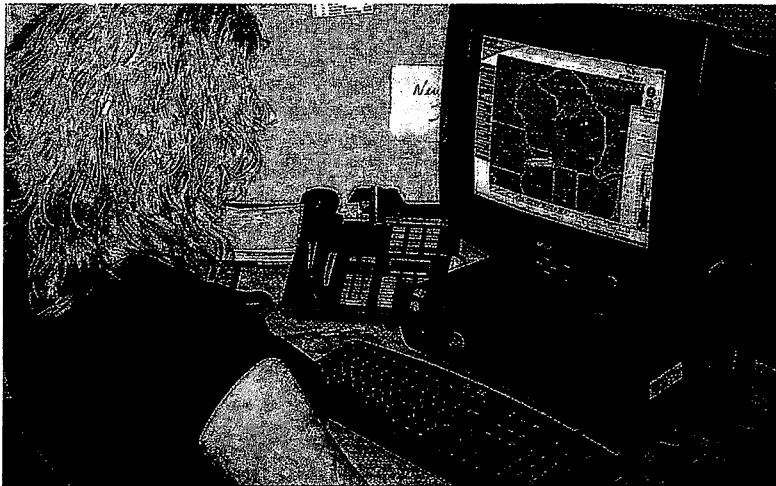
As a testament to our reputation, major manufacturers trust us to be their certified installer. For more details, visit our website: <http://www.lakeroof.com>.

To better serve and inform our clients, B.T. Lakeside Roofing, Inc. maintains an active membership in the following professional organizations:

- National Roofing Contractors Association
- Chicago Roofing Contractors Association
- Chicagoland Apartment Association
- Community Associations Institute
- Addison Association of Industry and Commerce

Call today: (630) 628-0093

B.T. Lakeside Roofing, Inc. would like the opportunity to show you a level of quality and service unmatched in the roofing industry. Whether you need a roof or repair NOW or you're just thinking about it, give our friendly staff a call: (630) 628-0093.



The latest in technology!

At B.T. Lakeside Roofing, we have installed a state-of-the-art DTN Satellite Weather Center to track area weather. Our Service Department can constantly monitor the system to obtain the most comprehensive, up-to-date weather information and relay this to our roofing technicians on a continuing basis.

We're the best... but don't just take our word for it!

"Over the years, B.T. Lakeside Roofing, Inc. has been a trusted contractor who keeps promises. We've found them to exhibit all qualities we require consistently: honesty, competitiveness, excellent workmanship and responsiveness to our calls. Details are handled in a well-organized and professional manner."

Chris Evans

VanGuard Management

"The roofing industry over the years has been tagged with a bad image — and I dreaded the possibility of looking for a roofer; however your firm was very professional."

Jim Pacholski

AnSCO Photo Optical Products Corporation

"Pat and the guys did a very professional job and were always helpful in answering any questions."

Steve Hook

Case International

B.T. Lakeside Roofing, Inc.

36 Industrial Road, Addison, IL 60101

Phone: (630) 628-0093 Fax: (630) 628-1533

Website: www.lakeroof.com

State of Illinois license #104-004655