

# **September 26, 2024**

## **Virginia Crossing Roofing Policy**

### **Roofing repairs and new item purchases**

This policy ensures roof warranties remain in effect for every home in Virginia Crossing along with providing Homeowners guidance to ensure the warranty remains in effect.

Virginia Crossing has a 20 year roofing warranty which commenced on February 5, 2016. The warranty is good through February 5, 2036. The warranty is held by Virginia Crossing Homeowners, Inc., and is transferable.

In order to ensure the warranty remains in effect, any work requested by a current Virginia Crossing Homeowner **MUST** be done by a GAF Golden Pledge Certified Contractor. Arry's, the initial contractor and a local company is the preferred contractor of choice by Virginia Crossing Homeowners, Inc. for any roof services or repairs.

### **Repairs to existing roofs:**

The process for a Homeowner to initiate a request for repair is to place a work order or contact the current property manager by email or phone. The best way is to complete a work order submission form located on the Virginia Crossing website.

### **When requesting purchase of items such as sun tunnels, skylights, but not limited to.**

In order to be fair to Homeowners, Arry's has established preferred pricing on items for Homeowners in Virginia Crossing. This preferred pricing is competitive to other qualified vendors allowing Homeowners to ensure their warranty remains in effect while pricing of products is competitive. The items for purchase are at the Homeowners expense. Using a GAF Golden Pledge Certified Contractor ensures the warranty remains in effect.

### **Homeowner process for new purchases**

The Homeowner contacts Arry's Roofing Services and obtains a valid and accepted quote for items and installation. The Homeowner is responsible for all costs associated with the new item purchases. The Homeowner submits an architectural request for the new items, after which the Architectural Committee has 30 days to review and respond. No work can begin until the Architectural Committee has responded.

If a Homeowner is unsatisfied with Arry's pricing of items, the Homeowner may obtain a quote from another GAF Golden Pledge Certified Contractor. The Homeowner can submit the quote for items on the architectural request form, naming their chosen contractor along with documentation that Arry's was contacted including the reason why Arry's was not the chosen vendor.

## **Arry's Roofing Services**

Pricing sheet as of June 2024

Prices are subject to increases if deemed necessary by Arry's.

*Below is a list of items for purchase and a service Arry's will provide if a Homeowner would like their roof cleaned of debris and inspected. Any purchase or service is the Homeowner's expense however using Arry's guarantees the roof warranty remains.*

*An architectural request is required for any of the following. The form can be found on the VC website.*

### **Skylights/Sun Tunnels**

- 10" Velux Sun Tunnel: \$1,500.00 Each (Labor and parts included)
- 14" Velux Sun Tunnel: \$1,725.00 Each (Labor and parts included)
- 22" Velux Sun Tunnel: \$1,950.00 Each (Labor and parts included)
- 2x4' Skylight: \$1,400.00 Each (Labor and parts included)

Interior framing, insulation or drywall work required to install a new skylight to be priced separately (If required)

### **Roof Maintenance Inspection Plan – Arry's Roofing Services:**

Mainly due to the pricing of everything increasing, especially the price of insurance premiums, a significant number of our HOA and commercial customers have reached out to us asking if we could do annual/semi-annual maintenance inspections on their roofs.

Like a car, roofs have routine maintenance that needs to be done in order to extend the life cycle of the roofing system. This would include: resealing roof penetrations and accessories, removing debris, checking for shingle defects covered by manufacture warranties

We are offering this service to Virginia Crossing residence at \$250.00 for their 1st year.