

From: [Kevin Lovett](#)
To: [Kevin Lovett](#)
Subject: Lake Forest, IMPORTANT: Pella Window Replacements
Date: Monday, November 23, 2020 8:15:18 AM
Importance: High

To all Lake Forest HOA Unit Owners:

RE: Pella Window Replacement Schedule—Beginning November 30, 2020

Background:

As many of you know, since the siding renovation project was completed, a number of unit owners have experienced spontaneous breaking of new Pella windows. To date, this has exclusively involved the smaller, side-opening windows of the triple sash “guest bedroom” windows. This breakage has also only occurred on patio-level lakeside units. After extensive investigation, we determined that the cause was faulty manufacture at the Pella factory—these windows were not built for our high altitude environment.

Pella’s response:

After extensive work with local and national Pella executives, the Board of Directors has arranged for Pella to replace the triple sash side windows in all of the units that had the Pella product installed as part of the renovation project. The cost of this work and the new high altitude windows will be borne entirely by Pella Corporation.

Window replacement timeline:

The new windows are being delivered this week and the replacement of the 2 side-opening windows will occur during the week of Nov 30th. This work is expected to take less than 2 hours per unit. The fixed center sash will be replaced in the Spring due to expected bad weather this winter.

What we need from all Owners with the new Pella windows:

Our Lake Forest Property Maintenance Manager, Keith McBrearty, and Ed Storako, our general contractor, will be assisting with this window replacement project and will be coordinating the secure access to all affected units. ****PLEASE BE SURE THAT KEITH HAS THE CURRENT KEY OR KEYPAD CODE TO ACCESS YOUR UNIT.**** If you would like to make other arrangements to ensure the Pella installers can get into your unit, please also contact Keith to facilitate. Note: We **ONLY** need door codes for the 64 units that had these guest room windows replaced. Needless to say, if Keith and the Pella installation crew are unable to access your unit, the window will not be replaced.

Keith McBrearty’s contact info:

Cell phone: (970) 406-8700

Email: summitpropertymaintenanceco@gmail.com

Thank you for your assistance!

David Ehrenberger

Dennis Murphy
Maintenance Committee
Lake Forest Board of Directors