



Update on Construction Issues for homeowners from Southwind HOA Board

The Board asked that I give the owners a little background and reminder on where we have been with some of these construction-related issues. Nearly three years ago the Board prepared and disseminated a survey to all owners regarding whether they had experienced any construction-related issues with their homes such as leaks. We received the results of that survey and as an outgrowth of it we formed a construction committee which had several meetings. It was important in the committee's mind to remember that each home/unit is owned by one of you, and not the Association, therefore the Board recommended that each owner pursue such remedies for their unit that are in their own best interest.

In recent months we have continued to receive reports from owners of issues that are reported to be construction-related. We have been reminding owners that the Southwind Declaration of Covenants indicates that homeowners (not the Association) are responsible for the maintenance of their homes. However, if you believe you are having an issue that is construction-related we have three (3) suggestions: (1) Contact the developer (Seven Springs) directly and request that they fix the issue. Chris Marso is a good contact. His number is 814 352-7777; (2) Identify and hire a contractor to remedy your problem; and/or (3) retain an engineer or inspector to determine whether your issue is a construction defect.

We believe these are all prudent options for owners that we would encourage you to undertake if you are having or think you may have a problem.