



# Village Woods Newsletter



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**A BIG thanks you to all who helped ease the burden** of conducting the recent Wind Mitigation Survey on Thursday, April 23rd performed by Felton Professional Adjustment Team, LLC (FPAT). In addition to this Windstorm Mitigation Survey, they are also performing a Reserve Study to refresh our estimates of what monies we allocate to our Reserve Funds.

The survey entailed an inspector gaining access to the attic space in **one unit in each of our 29 buildings**. Ian, the inspector, documented the construction methods used to tie the roof to the building in order to qualify the Association for accurate insurance ratings, which, in turn, determines our property insurance costs. While this type of study was done in the past, changes in the law and in underwriting requirements necessitated another survey. Our last survey was done by a different company.

**BOD members (Roger, Tom, and Pete) came through like champs!** They contacted owners/residents and identified one unit in almost all of our 29 buildings who agreed to grant access to the attic space through their unit. It really, really helped on inspection day! We were able to check 28 of our 29 buildings.

**Jim Beebe spent about 5 hours with Ian,** accompanying him to each selected residence and knocking on doors to find willing participants who graciously allowed us entry with no notice.

The BOD **sincerely appreciates the cooperation of the owners and residents who allowed Ian and Jim into their homes** (and Ian into the attics) to conduct the survey on behalf of your association.

In addition to this survey benefiting the Association, it **MAY** also benefit each unit owner. All 152 unit owners will be mailed a copy of the survey result. Presenting this to your insurance **MAY** result in saving on your insurance.