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Winter 2021 – 2022

Via Association Website

Cambridge Place of Orland Park Townhome Association
Association Members
Cameron Parkway & Bradley Court
Orland Park, Illinois 60467

**Re: Cambridge Place of Orland Park Townhome Association
Maintenance of Building Roofs**

Dear Cambridge Place of Orland Park Townhome Association Members:

The Board of Directors of Cambridge Place of Orland Park Townhome Association (“Association”) has requested that we prepare this open letter to the membership for publication on the Association website. If the winter of 2021-2022 is anything like that of 2020-2021, Association members can expect to receive significant snowfall, extremely cold temperatures and ice accumulation and buildup on roofs throughout the development.

Last winter the Board consulted with a few roofing experts to determine if additional measures could be taken to effectively remove ice buildup and ice dams and to stop roof leaks. The Board learned that ice dams usually form at the eaves edge of a house as well as in valleys. When snow melts the water runs down the roof re-freezes at the overhang and forms an ice buildup. As more snow melts, more water runs down the roof and meets the ice buildup or dam and backs up under the shingles and into the attic. The melting snow is often caused by warm, moist air escaping into the attic.

Roofing and snow removal experts have advised the Board that attempting to remove snow and ice from the roof, gutters and downspouts is extremely expensive and overall proven to be ineffective as a solution. Instead, they have advised that ***the best way to prevent or reduce ice dams is to eliminate or reduce the amount of warm air that escapes into the attic and to reduce the relative humidity in your home.*** This proposed solution and more can be found in an article on ice dams, condensation and roof leaks that is available on the Association website.

Bearing this in mind, the Board wishes to remind all Association members that contractors hired by individual owners and owners themselves are prohibited from accessing Association roofs for purposes of removing snow and ice from the roof, gutters or downspouts. This is extremely dangerous, is not covered by the Association liability insurance policy and is strictly prohibited by the Association’s Declaration. Article V, Section 5.01 of the Amended and Restated Declaration clarifies that roofs, gutters and downspouts are the responsibility of the Association to maintain. Accordingly, it is necessary for owners and their contractors to refrain from accessing the Association roof. Owners that fail to comply with the



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Association governing documents will be held liable for any personal injury or damage to common element or personal property arising from this conduct and will be subject to violation proceedings and possible fines.

Any concerns owners may have about excessive ice buildup or damming this winter should be brought to the attention of the Association's property manager, Debbie Walczak, who may be reached by email at debbie@advancedproperty.us or by phone at (708) 532-4600.

Finally, please note this law firm is only authorized to communicate with certain board members and management. As such, we are unable to receive or respond to correspondence from individual owners. We kindly request that any questions, comments or concerns regarding the content of this correspondence be directed to your property manager.

The Board thanks each of you in advance for your anticipated cooperation with this important matter and hopes everyone remains safe and healthy this winter.

Very Truly Yours,

SHIFRIN LEGAL, INC.

Legal Counsel for
Cambridge Place of Orland Park Townhome Association