

Heritage Villas, HPR

Board of Directors

John Ware, Vic Gusmar, Don Gilbert, Herb Lange, Mel Roy

DATE: September 15, 2016
TO: Heritage Villa Homeowners
FROM: Heritage Villa Board of Directors.
RE: Door Replacement

Your Board has had many request over the past few years for a replacement front and kitchen door. There have also been requests for a front door that has some amount glass, especially from Villa owners that do not have a sidelight in the entry hall. Our current front doors are mostly original and are over 40 years old. They do not meet the current codes for energy efficiency or wind load.

The Villa owner owns and is totally responsible for the maintenance and replacement of all windows and doors as specified in Heritage Villas Master Deed, item C2.

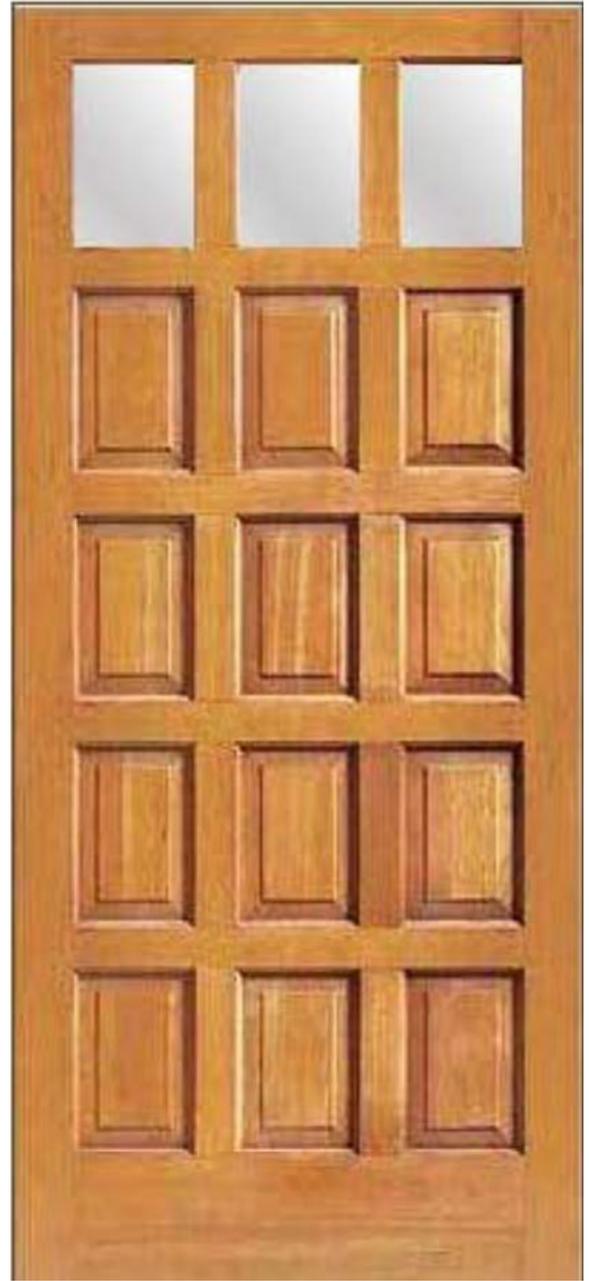
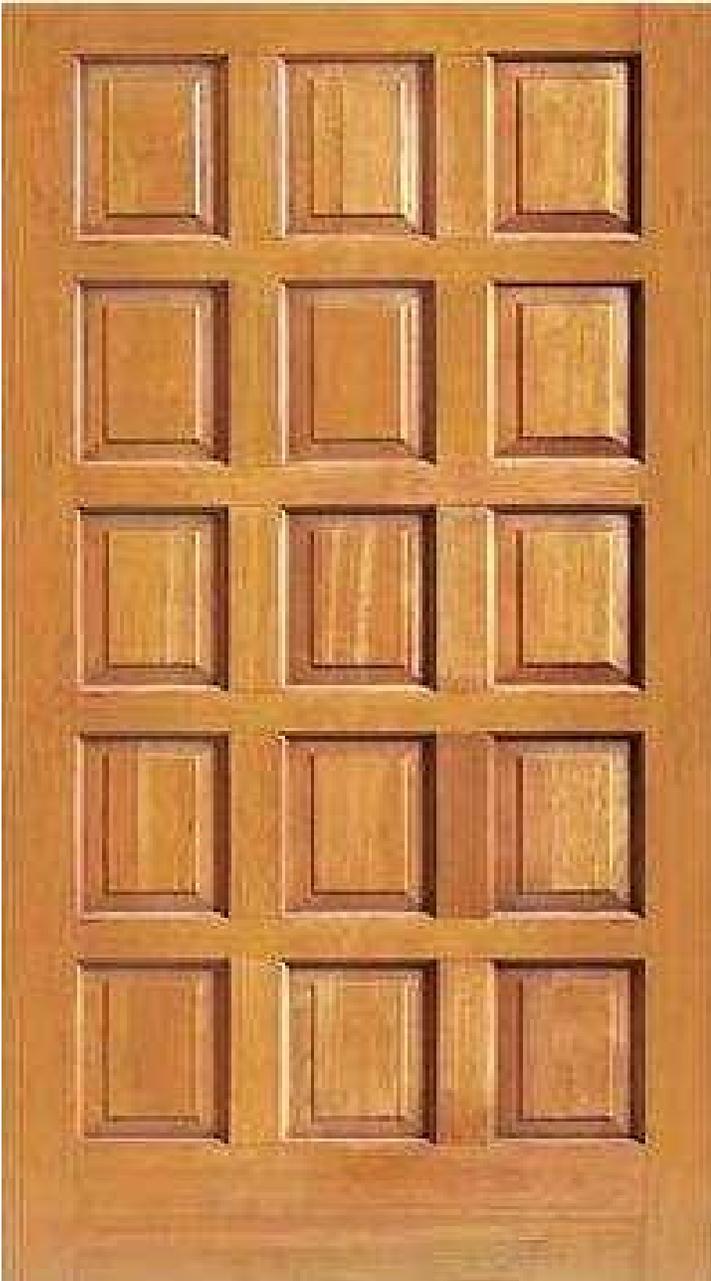
We have had two contractors survey many of our current doors and we have found the following.

- 1) We have 3-4 different jamb widths;
- 2) We have doors with different heights;
- 3) Each Villa that wants a replacement door would have to be surveyed and a "custom door" will have to be made for most Villas;
- 4) The Town of Hilton Head is requiring "Impact Glass" which also makes the door "Custom"

With all these factors it became very difficult to find a door manufacturer, and a door we liked, that would basically make a door custom for each Villa at a reasonable price and meet all the building code requirements of the Town Of Hilton Head and Sea Pines ARB.

We have found replacement doors and a door manufacturer that reportedly meets all these needs. Both have been approved by the Town of Hilton Head, Sea Pines ARB and your Board of Directors.

Following is a picture of the front doors that were approved by the Sea Pines ARB, these are the only doors approved for front door replacement. Below the illustration is pricing and other information needed to order and install the 15 panel wood door.



1. Price for the front exterior doors we have been quoted thru Grayco Hardware.

<u>Type of Door</u>	<u>1 – 4 Doors</u>	<u>5+ Doors</u>
15 Panel Door - Wood Door	\$940.00	\$740.00
15 Panel with top 3 panes impact glass	\$1,472.00	\$1,272.00

If 5 or more homeowners can combine their orders, the discounted price above will apply.

2. Homeowner is responsible to get their own licensed Commercial Contractor as required by the Town of Hilton Head Island. Town of Hilton Head Building Permit, and Sea Pines ARB permit is required;
3. Villa Owner is totally responsible for door installation, meeting all current building codes paying any fees associated with the install;
4. The front and kitchen door and any exterior trim replaced must be painted to current colors.

Exterior Front Door: Sherwin William, Van Dyke
Exterior Trim: Sherwin Williams, Tony Taupe

5. We have two install estimates which average \$1,800 to install the front entry door only, from two contractors to give you an idea of possible cost. These two estimates both include painting the new door inside and out, painting any interior and exterior trim that was replaced, supply the correct color paint, switching current locks to new door, all hardware required, Town of HH building permit fee, Sea Pines ARB fee and disposal of your old door. Average Total cost to Homeowner would be approximately \$2,600- \$3,000 (Depending on the Door Picked) using the average estimates we have and 1-4 doors ordered;
6. If you have an interest in replacing your front and/or rear kitchen door:
 - a. Have your contractor measure your door for the correct height and jamb width;
 - b. Your contractor should contact Andy Waters (912-601-7731) or email him awaters@graycoinc.com at **Grayco Hardware** to order. Full payment for door will be due at this time.
 - c. It will take 6-8 weeks for your custom door to be made and delivered to Grayco:
 - d. Grayco will deliver the door to your Villa on the date your contractor selects. There may be a \$25 delivery charge. Your contractor can also pick up the door at Grayco in Bluffton.

If you have interest in replacing your rear or kitchen door we have approved a Full View door with impact glass. You have 3 options with this door.



Fir "Wood" full view



Fiberglass Full View
with mini blinds



Fiberglass full view

<u>Wood</u> Full View Door with Low E Impact Glass.	\$1,019.75
<u>Fiberglass</u> Full View Door with Low E impact Glass and white blinds between the glass	\$1,264.50

Fiberglass Full View Door with Low E Impact Glass \$ 940.00
These doors are the only doors approved as replacement doors for Heritage Villas.

Contractors that provided estimates on installing our door:

Euro Construction: Contact Valdas Stankevicius, 843-682-3876. Euro did the remodel of our swimming pool bathrooms in 2015.

Trim and Frame: Contact Manuel, 843-476-7721, Trim and Frame has done several remodels in Heritage Villas.

You are not required to use these contractors for your door installation as the Board of Directors does not recommend contractors. This information is provided solely as information. These contractors were selected to provide estimates only so you would have a general idea of the cost of replacement.

NOTE: To view this memo in color, please visit the community website at:
http://www.imcresortservices.com/her_villas.htm