

April 12, 2016

Regarding window repair or replacement and referencing Section 5.2 A. of the Declaration of Trust, Maintenance and Repair of Units, ...

It is the obligation of the Carillon Association to assume financial responsibility for repair or replacement of windows damaged by failure of the building envelope, which includes the caulking around windows and the GFRC panels.

Repair or replacement of windows with problems caused by occupant use or misuse (i.e. leaving windows open and/or not fully latched closed in wet or windy weather) is the financial responsibility of the unit owner.

In the analyses performed to date, only some of the windows on the south side of the O3 units have evidence of deterioration due to failure of the caulking around the windows and GFRC panels. All the other window problems were found to be due to use or misuse of the window and not failure of the building envelope, and their repair or replacement is not the financial responsibility of the Carillon Association.

If you have a window problem that is NOT currently considered a Carillon Association financial responsibility (i.e. not on the southern exposure of an O3 unit), the Trustees encourage you to make the repairs or replacement now, matching the style/color/finish with Trustee approval,

1. for safety and proper functioning of the window
2. for possible partial cost reimbursement by the Association IF the window damage is presented to our consulting engineer AND our consulting engineer concludes the damage was due to failure of the exterior surface such as the caulking or GFRC panel and not by occupant use or misuse.

Finally, normal wind around the Carillon building is particularly stressful to the casement windows (windows that swing open) when opened. A current building code exists, which was not in effect when the Carillon was constructed in 2002, that limits the distance casement windows can be opened. The board of Trustees intends to facilitate for owners of casement windows the installation of the necessary stops to comply with this particular current building code.

Carillon Board of Trustees