

Fleetwood Plaza

# Blinded Summary of "Grid Comments Version 3"

(as of 10/7/09)

Total Units Responding: 28

Color code for written comments (some responses expressed two or more opinions so totals exceed responses)

- 4 - "Hard to figure out" or no firm opinion expressed
- 8 - Keep all grids mandatory
- 10 - Front mandatory; others removed or optional
- 13 - All removed or optional

Summary:

	#	%	%
hard to figure/neutral	4	11%	
keep as is	8	23%	26%
front mandatory/others optional	10	29%	
all removed or optional	13	37%	74%
Total	35	100%	100%

COMMENTS:

No thoughts on this subject.

\_\_\_\_\_ and I know so little about the windows that we will gladly go along with the majority

I realize \_\_\_ is one of the units missing one or more grids. I'm not sure which. I do remember that when we bought the unit, there were several that were propped up and nothing more. One flew down into \_\_\_\_\_'s deck and I never did know where that one ended up. I like the look of the grids and so did the architect. They give the units a finished and rather graceful touch. It would be great if you could find more at a nominal cost. I doubt this and I'm sure I would be voted down by those who cannot stomach the expense. I am all for maintaining the complex at peak condition, physically and aesthetically.

We will go along with anything. What matters is that the board handles the grids in the least divisive manner. Take out your Solomon sword.

I think the grids should continue to be mandatory.

We think the grids should stay. Some place local should be able to make them or some other material could be used so all the windows looked the same.

I like the diamond window grids. Aren't there plastic grids that you just stick on the inside of the window? Would be cheaper, but not as attractive. Just a thought.

The grids add a lot to the looks of Fleetwood. Removing all grids would NOT improve our looks. Making grids optional would be a mistake also. In order to be effective they should be community grids (uniform).

The question is how do we keep our grids without imposing a terrible cost for most homeowners. I would suggest we (Fleetwood) think about preventive maintenance / repairs to extend the life of the grids. They have been neglected for too long. Study the problem, We have neglected the grids, yet we repair, paint and replace other wood on our homes.

Nick and I like the grids, and would like to see them kept. Those grids are fitting for the style of the buildings. If they are gone, we need to paint the trim another color, and be just another condo complex.

I believe the grids should be on every unit to preserve the English Tutor look of the units. The grids are on the inside, so the unit owners should know where they are or what happened to them. The owners should be responsible to obtain replacements, unless there are extenuating circumstances I am unaware of.

- should grids continue to be a mandatory expectation? YES; that's what makes the architectural theme flow through the Fleetwood campus -- and they should be in all windows except across the back, just as most have them now.
- should all grids be removed? Definitely NO (for the reasons stated above)
- should grids be optional? Definitely NO (for same reasons as above)
- if mandatory, where can they be reasonably obtained? Builders First Source used to be a contact. I think too that if there were a big enough order, one of the custom woodworking shops in town or some other town/city could come in with a lower cost.

I am definitely in favor of keeping ALL window grids in place. As in any association there are conformity regulations so that all units look the same. Fleetwood will begin looking haphazard if this is left up to individual choice.

Granted some are aging & breaking some are held in place with velcro (a poor choice over a few screws). They are also a mess to remove for window cleaning..but they do add to Fleetwood's beauty. Surely the cost could be reduced if there were many that needed replacement.

It should be treated as any other house repair. Keep Fleetwood buildings appearance as was originally intended. The grid windows are designed to enhance the Tudor architecture of the buildings.

My personal preference is definitely to keep the grids. The building architecture is English

European and so are the grids.

I do think if people have a particular window with a view that a grid is blocking, they should have an option to remove it.

However, overall I believe the grids should stay in, especially in the front and sides of the building.

I do think we should look to find someone to make new grids and determine the price. I wonder how many are lost or simply stored.

The grids go with the style of the buildings. I would not suggest removing them all together. The side windows and back windows that have the views of the mountains are another story. I would suggest removing selective grids that are not seen from the fronts of the buildings. This would do two things, Improve the mountain views for the unit owners and give a surplus of grids to repair or replace the important grids as needed. With the trees distracting the view of the side windows from the streets and I really think no one will notice over time. This is done in the building industry quite often.

I recommend we stop the hard line requirement for the window grids. No long practical nor reasonable. I suggest we NORMALLY require them on the front - and make the sides and back optional. I would remove my side ones and would be happy to donate them to anyone who needs them for the front. We have a few Peachtree Windows which are a little different from the Andersen ones. In those cases - I do not think we should require them - even on the front. We can do something else more reasonable.

For what it is worth, here is what I think. I do not now, nor have I ever liked the window grids. They are flimsy, ugly, hard to clean and kept painted, expensive, and it is difficult to open the windows with them attached. I think the plain glass looks so much more crisp and cleaner.

However, I do think the units should present a uniform look, and need to be in the windows on the courtyard side. I think that the side yards and the back should be left to the discretion of the owners of the units. They all are already different.....but, it is not that apparent to passersby, or neighbors. Some are glassed in, some have screens, some have plantation shutters, some have drapes. The window grids should be determined by the owners own personal taste, as long as the front windows facing the courtyard are uniform.

It seems unreasonable to require all windows to have the grids when the cost of replacement is so out of sight. My preference would be to require that grids remain in the windows facing the carports --- Fleetwood circle [in keeping with architecture and esthetics] -- - and to ask that grids be taken out of all the other windows and be saved in a central location for future use if needed----- for those front windows still requiring grids.

The view over the mountains is so beautiful--it would be a pleasure to enjoy it without looking through the grids!!! Good Luck figuring this all out! Thanks for asking.

I think ALL FRONT windows should have them up. Fleetwood would look awful without them.

I think all side windows should have them in, but not necessarily side windows on finished sunrooms. I say that because we have many units that only have screening. The only

way to make enclosed & screened-only porch units look uniform is with NO grids on any. (BTW: You may know the grids are also called mullions.)

Last: Maybe look for white tape the same thickness as the grids, have Danny or Richard - using one of the existing grids as a pattern - figure out how they can put the tape on the windows that don't have them, and charge the owners who need them a nominal fee for their work.

We think all grids should be removed. We are up here for the views and they hinder our uninterrupted views.

OR our second choice would be to have the grids mandatory in the front, but not on the sides and back of the units. Please pass our opinion on to the board.

Thank you for your service to our community.

1. Front window grids should be mandatory, and if they need to be replaced, this would be at the expense of the regime since they would be part of the architectural requirements. However, replacements might be made available through the following...

2. Window grids in the sunrooms and dining rooms should be optional. Since the sunrooms at Fleetwood are so different already, there is no reason to require grids for those of us that have windows. I would most willingly donate my sunroom window grids for anyone who needs a front window grid! As for the dining rooms, I don't think it would be a problem if some have and some don't since they are on the sides.

I agree that the current style "Swiss Chalet" window grids date the property.

Suggestion #1: remove current grids from all the windows and refit the front bedroom windows with a more updated style grid. All owners assume the cost.

Suggestion #2: no grids at all.

\_\_\_\_\_ and I feel that grids on the front windows are fine. He does not mind them on the other windows except for the sunroom. We both agree that they should not be mandatory on sunroom windows. I would rather not have them in the bay windows as it impedes the view (same as for sunroom). Except for the 500 and 400 buildings, no one else has them on kitchen windows.

We paid for the view - we should be able to see it without looking through grids.

I think that whatever is decided, it should be uniform to all. It would not look right if everybody did something different.

\_\_\_\_\_ and I discussed this., We have already encountered some costs, and much time, to repair and paint these grids. And we still don't know how to properly install them into the windows. They keep falling outside or to the inside of the house. We cannot tell whether they are to be attached to the casement window that swings outside or attached to the inside window frame. We've tried gluing, screwing, and taping these in place. As a result, we have already damaged some of the ultraviolet sun screening that is on the window glass. But now these grids are about 25 years old and have had lots of wear and tear on them. Where once they added to the style of Fleetwood, now they are a burden as many are broken and homeowners are hesitant and reluctant to fix them.

Just this morning, I have spent an hour fixing one of them and I am not done yet. If we had a choice, we would vote to do away with them.

I would much rather spend the time and money to keep these older Andersen in good repair than the grids. However, two grids in the front of the units might be OK.

So then what to do with the many grids we no longer need? I can ask Habitat4Humanity Restore if they will use them. They will probably even pick them up.

I think this should be left up to the individual owner.

I feel that the grids are an unnecessary inconvenience and expense. Mine continue to rot and to fall out of the windows. They are extremely difficult to secure and have been repaired often. The wood is so rotten on some of them that they are impossible to repair any further. Let's get rid of them.

The window grids should be optional. I'll send ours to the dump! Thanks for polling everyone.

Regarding the grids, I think they should definitely be either optional for all the homeowners or just do away with them altogether. My feeling is --- why have such a beautiful view and block it up with the grids which do impede the view? Does not make any sense to me.

\_\_\_\_\_ & I want to take all grids out. We all bought for a view.

We op to have the grids taken out.