

Frequently Asked Questions and Answers

6. Other Topics (updated 9-29-17)

Q: Can someone purchase two adjacent units and join them together with an interior door?

A: There is nothing in the Declarations or By-Laws of the Association that prevents this, but as it is a change to the structure of the building, any such change will need to be approved by the Board. In addition to wanting to review the plans to ensure the changes do not affect the structural integrity of the building, it is likely that the Board would also stipulate that in the event of a subsequent sale of either unit, the Unit would need to be returned to its original configuration prior to sale. It should also be noted that in some buildings, the adjacent units are not on the same level (e.g. Building J, for instance).

Q; What is the condition of the roofs?

A: The Board has recently discovered that a number of the roofs are in poor condition. They are believed to be 20 years old (as of 2017). The Board has approved short-term repair work scheduled for Autumn 2017 that is expected to extend the life of the roofs by about 3 years, after which they will need to be replaced.

Q: Is there lead paint and asbestos in the Units

A: Some units still have asbestos in them, in the form of “popcorn” ceilings. Tests on certain units have also revealed asbestos in the joints sealing drywall panels. I have no knowledge of lead paint in the Units. To the best of my knowledge (Michael Mitchell, HOA President), there has been no systematic program to eliminate asbestos or lead paint from the Units within the property, but it is possible that such a program may have been carried out before my time on the Board.

Q: A potential purchaser of my Unit has had a property inspection carried out and has requested that various cracks in the drywall and ceiling are repaired. Will the HOA take care of this please?

A: The HOA is not responsible for settlement cracks or other imperfections within Units that are a consequence of wear and tear on the Unit and the age of the building. This is for the Owner to repair, if they consider the repairs warranted.