

# **Brodie Management, Inc**

November 2, 2007

Dreams Landing Owners  
Dreams Landing Way  
Annapolis, MD 21401

## **RE: Crawl Space Insulation**

Dear Owner:

On October 19, 2007, Hare Engineering delivered the biennial inspection report of the crawl spaces. The report indicates several items that should be addressed: The first item that the Association will address is the insulation in the crawl spaces, because there are numerous units in which the insulation has fallen. We have requested bids from two contractors to rehang the fallen and replace the damaged insulation as needed. We expect to have the job completed by December 1, 2007.

The insulation that will be re-installed is 6" thick R19 insulation, which is the current industry standard. If it is damaged or otherwise unsuited to re-install, the insulation will be replaced with new insulation of the same standard.

Each unit owner may choose to install an additional 3 ½" thick, unfaced fiberglass insulation at his or her own expense. Several owners have petitioned the board of directors to install the additional insulation and have signed the maintenance liability release. The board has approved these requests and some owners have engaged a qualified contractor to perform the service and have reported estimates below \$500 to do the work. Any owner interested in doing this should submit an Architectural Change Request Form and sign a Maintenance and Liability Release. Both of the forms, as well as direction for submitting the forms, can be found on the Dreams Landing website at [dreamslandingcondo.org](http://dreamslandingcondo.org). Please note that opting to increase the present insulation releases Dreams Landing Condominium from maintenance responsibility and liabilities to the crawl space insulation beneath the involved unit. Owners wanting more information on who is having the work done and the contractor who is doing the work should contact me at my office, 410-571-1400.

Sincerely,

Heather N. Gummel  
Property Manager  
Brodie Management  
Managing Agent for Dreams Landing Condominiums

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