

BRIARDALE SQUARE HOMEOWNERS ASSOCIATION
WINDOW REPLACEMENT POLICY

PLEASE SAVE

Each year the association budgets a window replacement fund for new windows that meet certain requirements. The HOA will only help pay for new windows for each townhome once, so check with the HOA manager to see if your unit's windows have ever been replaced.

The association must approve any window replacement before work is done. Contact the HOA Manager at briardalehoa@gmail.com. Please submit your request with the location of each of the windows you want replaced. When the windows have been replaced, and they meet the requirements as stated and receipts have been submitted, the association will pay the owner the allocated amount.

Basement windows are part of the foundation and do not fall under this policy.

Work must be completed and bills turned in by October 1st each year.

Requirements:

Windows must meet the **Alliant Energy Efficiency Standards**. U-Factor 0.30, Solar Heat Gain Coefficient 0.32, Visible Transmittance 0.51. Air leakage 0.2, Condensation resistance 0.51.

Exterior color is **white** (interior color is your choice)

New windows must be "**wrapped**" white (sill and brick mold covered)

The association will pay \$275 toward the replacement of each window that meets these requirements.

Vendor options who have installed windows in Briardale Square and helped write this policy:

America's Best Choice: 515-276-6506

Iowa Lumber & Construction: 515-255-1200

Wierson Siding & Windows: 515-292-8850

Window World: 515-270-9264

There are many window suppliers. You may choose any supplier, as long as their windows meet the requirements. Each vendor has features they promote.

The association will replace windows once in a unit. No second payments. Please check the warranty before purchase. Some suppliers warranty their windows to future owners of the unit.

If an owner had replaced windows and then sold the unit without receiving payment for the windows, no payment would be due. The owner received a higher price for the unit because of the new windows.

4-24-2014

