

OAKDALE CHAPTER HANDOUTS FOR JANUARY 25, 2025



HOA LEADERSHIP NETWORK

By Board Leaders. For Board Leaders.

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- Hail Pro LLC has stood by assisting homeowners through their building needs since its beginning in 2009.
- Specializing in roofing, siding, and windows, the Hail Pro team has and will be servicing our communities with pride and care.
- Our primary goal at Hail Pro is to help the communities we work with restore and improve their properties and investments



A Practical Guide for Homeowners Associations

Window Replacements: Managing Condensation, Damage, and Planning for Multi-Family Properties



Understanding Window Condensation

- Causes of Condensation:
 - High indoor humidity levels
 - Poor window insulation
 - Temperature differences between indoors and outdoors
- Effects of Condensation:
 - Mold and mildew growth
 - Damage to window frames and walls



Mitigating Condensation Effects on Windows

- Prevent mold, mildew, and damage to window frames and walls by implementing practical solutions.



Improve Ventilation

- Use exhaust fans in kitchens, bathrooms, and laundry rooms.
- Open windows regularly for fresh air circulation.
- Install energy recovery ventilators (ERVs) or heat recovery ventilators (HRVs).

Control Indoor Humidity Levels

- Use dehumidifiers to keep humidity between 30-50%.
- Monitor humidity levels with hygrometers.
- Dry wet areas immediately to prevent moisture buildup.



Insulate Windows Properly

- Install double or triple-pane windows for better insulation.
- Use thermal curtains or window films.
- Apply weatherstripping or caulk to seal gaps and cracks.



Manage Temperature Differences

- Maintain consistent indoor temperatures.
- Circulate warm air near windows using fans or vents.



Use Moisture-Resistant Materials

- Apply mold-resistant paints near windows.
- Choose vinyl, fiberglass, or aluminum-clad window frames.
- Upgrade to composite sills and frames.



Regular Maintenance and Cleaning

- Clean windows and frames with mild cleaners.
- Replace worn-out seals or weatherstripping.
- Inspect for and repair leaks in roofs or siding.



Identifying Window Damage



- Signs of Window Damage:
 - Cracked or broken glass
 - Warped or rotted frames
 - Peeling paint
 - Cracks in the frame
 - Gaps around the windowpane
 - Visible water stains
 - Drafts and air leaks
 - Difficulty opening or closing windows
- Impact of Damage:
 - Window may be compromised.
 - Increased energy bills
 - Reduced property value
 - Security/safety risks





When to Replace Windows

- Indicators for Replacement:
 - Persistent condensation between panes
 - Visible damage to frames or glass
 - Rising energy costs
 - Outdated or inefficient window models
- Benefits of Replacement:
 - Enhanced energy efficiency
 - Improved aesthetics and property value
 - Better comfort and noise reduction



Planning Window Replacements for HOA's



Assessment and Budgeting:

Conduct thorough window inspections
Determine the scope and budget for replacements



Phased Implementation:

Prioritize the most damaged or inefficient windows
Plan for staged replacements to manage costs



Vendor Selection:

Verify licensing, insurance, and warranties

Key Considerations for Window Selection

Energy Efficiency:

- Look for Energy Star-rated windows
- Double or triple-pane glass for insulation

Durability and Maintenance:

- Materials like vinyl, fiberglass, or composite
- Easy-to-maintain designs

Aesthetic Compatibility:

- Match architectural style and community standards

Communicating with Residents

- Informing Residents:
 - Provide timelines and project details
 - Outline any disruptions or access requirements
- Gathering Feedback:
 - Address concerns about design or functionality
 - Incorporate resident input when feasible



Maintenance Tips for Longevity

- Regular Inspections:
 - Check seals, frames, and glass for early signs of wear
- Proper Cleaning:
 - Use mild cleaners to avoid damaging window materials
- Moisture Control:
 - Maintain proper indoor humidity levels
 - Ensure proper ventilation in high-moisture areas



Conclusion

- Recap:
 - Importance of timely window replacement
 - Planning and communication are key for successful projects
- Call to Action:
 - Begin assessment and planning for window upgrades

Thank You!

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