

2026 SB2 Villas Roof Underlayment Replacement

Instructions for Villa owners

During the winter of 2022, the Villa board approved the replacement of the underlayment on the tile roofs. The contractor, Jimenez Roofing, will remove the tiles, underlayment, battens and, when necessary, replace damaged decking, drip edge, flashing, and fascia. After completing repairs, the contractor will install new PolyGlass PolyStick TU Plus roof underlayment, new battens, pipe flanges, etc. Then re-set the tiles. This process will take four to five days for each duplex.

In addition, pest repellent screening and flashing will be installed in an attempt to prevent pest infiltration.

The Villas HOA board has hired an independent inspector to review the work. They will check that the contractor is following the procedures and products listed in the contract.

A major concern is the safety of the homeowners, neighbors and the contractor during the process. To assure safety, the homeowners should not use their yard or patio while the contractor is working. Parking cars and golf carts away from the work area during the workday is highly recommended. **No one but the contractor or inspector is allowed on the ladders or roof.** The contractor will clean up at the end of each workday, including checking for stray nails.

As an additional caution, we suggest that the homeowner relocate any fragile objects that hang on a wall or on display that might be affected by any vibration resulting from the workers walking on the roof or the nailing of roofing material. Neither the Villas HOA nor the contractor is responsible for any breakage inside your villa.

Keith Vinje and Dan Craig are the P&EM Chairpersons in charge of the project. Any questions regarding this work can be directed to them.

There will be fifteen buildings reroofed this spring and summer. They are: Unit 35A, Lots 1A/2A, 5A/6A, 7A/8A, 9A/10A, 11A/12A, 13A/14A, 15A/16A, 17A/18A, 19A, 20A/21A; Unit 35, Lots 80/81, 84/85, 92/93, 131/132, 133.

The work will begin in January 19, 2026. We anticipate the work will proceed according to the list below, weather and conditions permitting.

SB2 Villas 2026 Roof Underlayment Replacement List

Lot #	Address	Proposed start date
1A/2A	63729 & 63701 E Harmony Dr	January 19, 2026
5A/6A	63641 & 63619 E Harmony Dr	January 26, 2026
7A/8A	63597 & 63575 E Harmony Dr	February 2, 2026
9A/10A	63553 & 63531 E Harmony Dr	February 9, 2026
11A/12A	63509 & 63487 E Harmony Dr	February 16, 2026
13A/14A	63484 & 63506 E Harmony Dr	February 23, 2026
15A/16A	63528 & 63550 E Harmony Dr	March 2, 2026
17A/18A	63572 & 63594 E Harmony Dr	March 9, 2026
19A	63616 E Harmony Dr	March 16, 2026
20A/21A	63638 & 63666 E Harmony Dr	March 23, 2026
80/81	38871 & 38883 S Carefree Dr	March 30, 2026
84/85	38917 & 38939 S Carefree Dr	April 6, 2026
92/93	63728 & 63740 E Holiday Dr	April 13, 2026
131/132	63657 & 63645 E Vacation Dr	April 20, 2026
133	63621 E Vacation Dr	April 27, 2026

13 Duplexes

2 Stand Alone

Total 15 Buildings

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