

DAMAGE: Residents want to see roofs replaced

Continued from page 5

to the design drawings, basically,” Milstead said.

The item most at issue is the apparent absence of ice shield on the roofs of the units.

Sean Palagyi made a Better Business Bureau complaint regarding the lack of ice shield, and Hayden Homes responded that, “Your home was constructed in accordance with all building codes and requirements that applied on the date of construction... Neither the City of (Sisters) nor (Deschutes County) required the installation of an ice barrier when your home was constructed in 2013.”

As far as the residents are concerned, Hayden is dodging the issue. Plans are clearly stamped “ice shield required for severe climate.”

“It doesn’t matter what the code says,” Milstead argues. “If the architect draws it, you put it in the way the architect and engineers had it.”

“If they had just put the ice guard down when they built the houses in the first place, we wouldn’t be sitting here with the problems of today,” Palagyi said.

The homeowners acknowledge that last winter was exceptionally bad, and leakage has been a problem for homeowners across the region. But they emphasize the scale of the damage to

their individual units and to the development as a whole.

“It was just complete intrusion of water everywhere,” Burton said.

The walls of many rooms in her home remain torn out.

In response to Palagyi’s complaint, Hayden noted that, “During severe cold weather and snow storms, snow may build up on the roof and cause ice dams. Ice dams are naturally occurring due to extreme weather as snow ... melts over a roof surface that exceeds 32°F. As the melting snow flows down the roof and it reaches the portion of the roof that is below 32°F (the eave), it freezes and begins to cause ice buildup, especially at gutters and valleys. The ice dam then traps water which is then forced through the shingles and into the attic and living space.

“While this can be a very disconcerting situation, it is the responsibility of the HOA and homeowner to maintain and clear any snow and ice from the roofs to prevent ice dams. Ice dams will not occur if the snow is removed promptly, and are not covered under the Hayden Homes warranty. Insulation is not required on the underside of the roof. The attic insulation is blown in and is at a depth that meets or exceeds code.”

While single-family homeowners are responsible for removing snow from their roofs, in the case of the townhomes, that responsibility falls to the HOA. The homeowners told *The Nugget* that they had little luck getting action on removal.

“They didn’t come to clear the snow off,” Burton said. “We were calling and begging them.”

The homeowners say their quality of life has been significantly impacted. Turner, Burton, and Palagyi are using only a portion of their homes. Pepples has gone ahead and had repair work done, but the retired airline pilot is worried about leaving his home to travel — which is why he purchased a townhome in the first place.

“I cannot leave my house now because I’m afraid I’ll have more leaks,” he said. “It’s totally disrupted my plans for retirement.”

Turner said he and Lorrie are concerned about what happens next — or if they try to sell.

“We’re certainly worried about the future of our home,” Bill said.

Burton says that she has talked to an attorney twice about the situation, but the homeowners don’t really want to lawyer up and take legal action. They simply want to be made whole.

The report commissioned by the homeowners concludes, “A harsh winter like this past one is hard to build for. However, paying closer



PHOTO BY JIM CORNELIUS

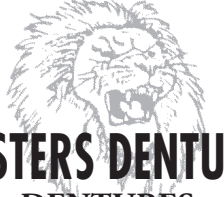
Damage to the interior of homes has been extensive.

attention to standard construction practices, being consistent, and following the construction plans and city-approved drawings would have helped reduce or eliminate the damage caused by ice dams.”

The homeowners’ priority is simple: They want their homes retrofitted so that they won’t have to go through what they experienced last winter again.

“I want them to tear off the roof and put ice shield down

the way they said they were going to do in their plans,” said Palagyi.



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DON'T MISS OUT
on this week's inserts in the Nugget:

DESCHUTES PUBLIC LIBRARY: Check out all the fun offerings for kids and adults this **June and July** at the **Sisters Library!**

RAY'S FOOD PLACE: It's a **Mega Meat & Produce Sale**, Friday through Sunday, June 2-4! Take advantage of great deals!

LIFE LINE SCREENING: Stay stroke free! Life Line Screening will be in Sisters on Monday June 12; check the details!

Sisters Camp Sherman Rural Fire Protection District			
NOTICE OF BUDGET HEARING			
FORM LB-1			
A public meeting of the Sisters-Camp Sherman Rural Fire Protection District will be held on June 20, 2017 at 5:00 pm at 301 South Elm Street, Sisters, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2017 as approved by the Sisters-Camp Sherman RFPD Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at 301 South Elm Street, Sisters, Oregon, between the hours of 8:30 a.m. and 4:30 p.m. or online at www.sistersfire.com. This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as used the preceding year.			
Contact: Roger Johnson, Fire Chief		Telephone: 541-549-0771	Email: rjohnson@sistersfire.com
FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS	Actual Amount 2015-2016	Adopted Budget This Year 2016-2017	Approved Budget Next Year 2017-2018
Beginning Fund Balance/Net Working Capital	2,088,832	2,361,850	2,756,641
Fees, Licenses, Permits, Fines, Assessments & Other Service Charges	419,064	324,160	423,218
Federal, State and all Other Grants, Gifts, Allocations and Donations	75	10	1,500
Revenue from Bonds and Other Debt	0	0	0
Interfund Transfers / Internal Service Reimbursements	284,114	442,554	506,398
All Other Resources Except Current Year Property Taxes	42,409	63,350	71,840
Current Year Property Taxes Estimated to be Received	2,489,807	2,540,939	2,690,969
Total Resources	5,324,301	5,732,863	6,450,566
FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION			
Personnel Services	1,786,716	1,915,294	2,143,280
Materials and Services	474,442	652,533	682,837
Capital Outlay	62,114	381,400	422,020
Debt Service	187,013	192,763	179,876
Interfund Transfers	284,114	442,554	506,398
Contingencies	2,942	396,934	289,414
Special Payments	0	0	0
Unappropriated Ending Balance and Reserved for Future Expenditure	2,526,960	1,751,385	2,226,741
Total Requirements	5,324,301	5,732,863	6,450,566
FINANCIAL SUMMARY - REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM *			
Name of Organizational Unit or Program			
FTE for that unit or program			
Administration	535,313	623,998	646,543
FTE	3.00	3.00	3.00
Operations	1,437,627	1,603,962	1,756,109
FTE	10.00	10.00	10.58
Maintenance	197,819	247,085	298,034
FTE	0.73	0.75	0.88
Volunteers	114,914	171,182	193,450
FTE	0.05	0.05	0.05
Non-Departmental	2,033,909	1,695,260	1,709,893
FTE	0.00	0.00	0.00
Employment Reserve Fund	3,876	138,850	193,850
FTE	0.00	0.00	0.00
Building Reserve Fund	0	263,796	453,246
FTE	0.00	0.00	0.00
Equipment Reserve Fund	30,604	720,250	921,684
FTE	0.00	0.00	0.00
Technology Reserve Fund	3,119	9,002	9,002
FTE	0.00	0.00	0.00
Debt Service Fund	187,013	259,478	268,755
FTE	0.00	0.00	0.00
Total Requirements	4,544,194	5,732,863	6,450,566
Total FTE	13.78	13.80	14.51
STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING *			
PROPERTY TAX LEVIES			
	Rate or Amount Imposed 2015-2016	Rate or Amount Imposed This Year 2016-2017	Rate or Amount Approved Next Year 2017-2018
Permanent Rate Levy (rate limit \$2.7317 per \$1,000)	\$2.7317	\$2.7317	\$2.7317
Local Option Levy			
Levy For General Obligation Bonds	\$175,532	\$209,701	\$179,876
STATEMENT OF INDEBTEDNESS			
LONG TERM DEBT	Estimated Debt Outstanding on July 1,	Estimated Debt Authorized, But Not Incurred on July 1	
General Obligation Bonds	\$1,865,000	\$0	
Other Bonds			
Other Borrowings			
Total	\$1,865,000	\$0	