

HVCOA RENOVATION AND REPAIR

GUIDELINES AND RULES

Please read HVCOA Bylaws and Rules for info on repair or renovation work on your unit. In addition to those rules, the following guidelines should be followed.

NOTE: Contractors should be made aware of our security concerns and not leave outside doors propped open. All debris from projects must be hauled away by contractors and not put in our dumpsters. Carpets should be swept if needed.

PLANNING – Please contact HVCOA president prior to starting any renovation work in your unit, beyond painting or repairs of existing features. It's always best to double check before starting a project.

FLOORING – All new flooring must be installed with the highest grade sound-deadening underlayment possible. You must get your estimate approved by HVCOA (including the underlayment specs) and provide proof of completion with a final invoice.

WINDOWS – As of January 1, 2025, all new windows must be horizontal sash windows. Existing windows are grandfathered in. We are phasing out the vertical sliders previously required for the large windows in the unit sunrooms.

DOORS – New exterior doors for first floor units should match the existing doors in both color (white) and design (single window).

PATIOS – Units on the first floor have outdoor areas for patios. Any new construction or redesign of the patio or walkway must be approved by HVCOA. The board will provide dimension guidelines. First floor residents with a patio/walkway must provide proof of liability insurance for that area as you will be responsible for any injuries incurred.

INTERIOR LOCKS – If you have your door lock replaced with a combination or electronic lock, it also must also open with a key. You must provide a key to any new locks to HVCOA for emergency access to your unit.

A/C UNITS – Roof access is required for any repairs or maintenance on you air conditioning unit. Contact HVCOA president to get access for your repairman. Advanced Comfort is most familiar with our A/C set-up as they have done replacements on most of the A/C units over time. If you plan to replace your A/C until, please contact HVCOA president for info and guidance.

PLUMBING/ELECTRICAL - Anything beyond repairs/replacement of existing plumbing and electrical must be approved.