

The Shops at Prestonwood HOA

Information Needed to File a Claim with Your Insurance Special Assessment Coverage

Community Overview

- **Total Townhomes:** 381 (*No current map available*)
 - **255 Urban Townhomes** (Alley Garages)
 - **126 Luxury Townhomes** (Front-facing garages with driveways)
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Special Assessment Total: \$243,258

- **\$173,000** – Roof Replacements
 - **\$52,258** – Critical Creek Landscaping Maintenance
 - **\$18,000** – Anchoring HVAC fencing for wind safety
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Roof / Storm Damage Information

Date of Damage: March 4, 2025

Cause: Wind and hail

Insurance Claim Details

- The Wind/Hail deductible on the primary property policy is **3%** of the **Total Insured Value (\$80,013,071)**, which equals approximately **\$2,400,395**.
 - The HOA purchased two Wind/Hail Buy Down policies:
 - **First policy:** Reduces deductible to **2%** (~\$1,600,170)
 - **Second policy:** Further reduces deductible to **\$500,000**
 - Both policies are **Per Occurrence**, not **Per Building**.
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Roof Replacement Information (2025)

Addresses:

- 4256–4292 Haskell Dr.
- 2809–2837 Sheridan Dr.
- 4221–4253 Haskell Dr.

These roofs were originally replaced in 2017 and have since endured multiple storms, leading to irreparable damage. Residents were experiencing negative impacts, prompting the HOA to seek bids.

Bids Received (7 requested, 5 received):

- **Maze Roofing & Construction:** \$183,050.00 (*Selected for strong relationship and value*)
- **T-Rock Construction:** \$177,944.09
- **N.K.E.:** \$211,000.00
- **Armor Roofing:** \$294,700.00
- **SPS Roofing:** \$321,633.98

Additional Resources

- **Certificates of Insurance:**
<https://shopsatprestonwoodhoa.com/documents/insurance-documents.aspx>
- **Special Assessment Notice:**
https://shopsatprestonwoodhoa.com/Libraries/Association_Documents/The_Shops_at_Prestonwood_Special_Assessment_Notice.sflb.ashx
- **Responsibility Chart:**
https://shopsatprestonwoodhoa.com/Libraries/Governing_Documents/CCCRs-2nd_Amend_FILED.sflb.ashx
- **Governing Documents:**
<https://shopsatprestonwoodhoa.com/documents/governing-documents.aspx>

**Additional photos of the items being addressed will be available on the HOA website.

For any other information please contact the community manager below:

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214-705-1615 Option 11.