

Dear Villa Homeowners,

The Board has compiled a summary of commonly used items for our community homes. This list is intended to serve as a helpful reference for those considering repairs, replacements, or upgrades.

### **A. Windows**

- Marvin, Pella, United Windows, and Destiny Windows by National Vinyl/NVP.
- Basement windows are typically Form Tech or similar.
- Supplier Koopman Lumber.

### **B. Storm/Screen Doors**

- Standard front screen doors: Andersen 4000 Series, Full View with Dual Pane Insulating Glass, black with nickel hardware.
- Available at Koopman Lumber or Home Depot.

### **C. Exterior Lighting**

- Manufactured by Hinkley Lighting.
- Fixtures include:
  - Garage: Trafalgar 18" Outdoor Wall Sconce
  - Doorway: Trafalgar 14.75" Outdoor Wall Sconce
  - Post Lighting: Trafalgar 3-Light Incandescent Outdoor Post Lantern
- Available at Lamps.com.

### **D. Entry Doors**

- Front doors are Therma-Tru, with various styles and sidelights installed throughout the Villas.

### **E. Bulkheads**

- Supplier Koopman Lumber.
- Homes with higher basement ceilings may require extension units.

#### **Bulkhead Replacements:**

- Bilco and Gordon Bulkheads are available.
- Mahoney's Home Project Solutions Inc  
2788 Providence Rd, Northbridge, MA 01534  
508-887-5774 - Dan Mahoney, President

### **F. Generators**

- Generac is the most preferred brand used at Villas (others are your choice).

### **G. Gutter Guards**

- Various styles - installed by local gutter installers (Everlast Exteriors Inc.).

### **H. Enclosed 3 Season Room Panels**

- Home Depot - see website below.

## Helpful Vendor Links

- Koopman Lumber - Marvin Windows, bulkheads, and other supplies
- Pella - Showroom in Millbury, MA
- National Vinyl Destiny Windows - Distributed by Koopman
- Form Tech - Basement windows (Fairway View Drive)
- Mahoney's Home Project Solutions Inc - Bulkhead replacements
- Home Depot - Andersen 4000 Series Storm Door
- Lamps.com - Trafalgar Lighting
- Therma-Tru Doors
- Generac - Home standby generators
- Home Depot - Enclosed 3 Season Room Panels

We hope this guide provides clarity and convenience for Villa homeowners. Please reach out to the Board with any questions or suggestions for additional resources.

Sincerely, **The Villas Board of Directors**

<https://koopmanlumber.com/>

<https://www.pella.com/>

<https://www.nationalvinyl.com/destiny-windows/>

<https://formtech-inc.com/en/>

<https://www.homedepot.com/pep/Andersen-4000-Series-Full-View-Retractable-Storm-Door/326434272>

<https://www.lamps.com/catalogsearch/result/?q=trafalgar>

<https://www.thermatru.com/>

<https://www.generac.com/home-standby-generators/>

<https://www.homedepot.com/p/Builders-Choice-36-in-x-80-in-1-Panel-Universal-Reversible-3-4-Lite-Clear-Glass-Unfinished-Fir-Wood-Front-Door-Slab-RV4621FIRCLI30/314827091>