



Tall Timbers

Tall Timbers Homeowners Association
Board of Directors

Guidelines to Follow When Selecting a Contractor & Obtaining Estimates

When in the process of obtaining bids or estimates for services to be performed within Tall Timbers Homeowners Association, please use the following guidelines:

- 1. Obtain a minimum of 3 written estimates for the work to be performed.**
- 2. Make sure all contractors are licensed, bonded, and insured as required by state, county, or local officials.**
- 3. Ask contractors to attach a copy of their MN license to their estimate.**

Here are some definitions to help you understand licensing, bonding, and insurance when selecting contractors for the proposed work. Please make sure to select contractors who have all 3 qualifications. Thank You.

Licensed

For certain professions, a license is necessary to show that a company or individual is competent and permitted to conduct business in the city, municipality, or state in which the license was issued. For example, home improvement contractors will have to be licensed to perform certain types of work and that license number will be printed on every advertisement they print. You can take that license number and look up their performance history in most states through the Better Business Bureau.

Bonded

Being bonded means that a bonding company has secured money that is available to the consumer in the event they file a claim against the company. The secured money is in the control of the state, a bond, and not under the control of the company. Let's say that you hire a cleaning company and they end up stealing your Nintendo Wii. You would file a claim against the company and, after an investigation, would be paid out by this bond.

Insured

This is probably the most commonly understood of the three (second to being licensed) and this refers to what happens if someone gets hurt on the job. Let's say a company is fixing your roof and a roofer falls off and hurts him or herself. If the company isn't insured, then the claim gets filed against your insurance. If the company is insured, then the claim gets filed against the roofing company's insurance.

Thank-you for your time and commitment to the Tall Timbers Homeowner's Association. Please contact one of the TTHA Board Members if you need assistance in interpreting this document or if you have any questions on how to proceed. Thank-you.

TTHA Board of Directors

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