3 Year Plan With Urgency and Cost			
2024 ASSESMENT DUE BY July 31st 1ST WO	RK TO BEGIN August 1 - OCTOBER 1ST	<u> </u>	
2024 Work To Be Done	Description	rgency (0 Low 10 High)	Cost \$\$
Building A			
Lower Level Fencing Work	Replace patio fencing for all four units	10	9,240
Painting of Building		9	24,500
Concrete sidewalk and steps work	Replace on both sides of building	10	18,700
Lower patio concrete replacement	Repair pavers on all 4 patios based on new drainage requirements	9	5,400
Replace damaged siding on chimneys and other areas as needed		10	11,572
Railroad Tie Retaining Work	Front and Back of building	9	15,000
Removal of non active satellite dishes	to be disposed of by HOA or Direct TV		
Drainage and sprinkler repairs	estimate only based on engineering specs that were not completed	10	25,000
Privacy Fencing on bike path	approved in 2020 was never done needs permit 6 FT HEIGHT	10	17,000
Building B			
Lower Level Fencing Work	Replace patio fencing for all four units	10	9,240
Painting of Building	Replace patio fericing for all four units	9	24,500
Concrete sidewalk and steps work	Replace on B1 side of building / take drainage to code estimate	10	25,000
Lower patio concrete replacement	Repair pavers on all 4 patios re-lay dust and drainage under pavers	9	5,400
Replace damaged siding on chimneys and other areas as needed	Repair pavers of all 4 patios re-lay dust and dramage under pavers	10	11,572
Railroad Tie Retaining Work		10	8,000
Removal of Satellite dishes that are not active	to be removed prior to painting disposal by HOA or direct tv	10	0,000
Replace sliders and windows B2	These are water swamped and damaged by sprinkler sys lack of HOA mainte		12000
Building C			
Lower level fencing work and 1 upper unit fencing	Replace patio fencing for all four units and upper C5 deck rail. Deck will be inspected and repaired if required	Upper 10	11,220
Painting of Building		9	24,500
Lower patio concrete replacement	Repair pavers on all 4 patios to meet drainage standards	9	5,400
Replace damaged siding on chimneys and other areas as needed	new siding an dflashing as necessary	10	11,572
Railroad Tie Retaining Work	needs to be budgeted larger for drainage removal	10	10,000
Removal of Satellite dishes that are not active	to be disposed of by HOA or Direct TV not by builder		
Privacy fencing on Bike path	see above estimate was approved 2020 then deferred see budget A building		
New Fencing Dumpster surrounds			4800
landscaping replace for railroad tie areas	this must be done with railroad ties and walkways trenching estimate		10,000
subtotals			307616
permits Fencing and Drainage permits	estimate only		6000
Contractors fee			49218.56

Subtotal			354,834
Divided by 45 Units			7,885
contingency (for unknown)	This is our reserve money cant be used towards HOA deductions	25000	
ATF inspections of all stairways by Prosource and all fencing	unknown to be handled by Doug & Jim with Prosource and full report	????	
Driveway patching	reserve money	10000	
Additional Solar Lighting	HOA reserve money	3500	
YEAR 2 ASSESSMENT FOR 2025 WORK TO B	E COMPLETED		
ASSESMENT DUE APRIL 1ST 2025			
Exterior Electrical and Lighting	12 light poles on site with engineering/trenching/pole bases	7	100,255
Paving of Parking Lots and Thorough Fares		7	130,000
Balance of Retaining Areas & Landscaping (\$23K + \$30K)		7	25,000
Permits			10,000
Termis			10,000
Subtotals			26525
Contractor Fee			42440.8
HOA Contingency	HOA reserve for contingency possible windows & doors	29500	
TOTAL ASSESMENT	possible windows & doors		30769
DIVIDED BY 45			6837
YEAR 3 2026 ASSESMENT MARCH 1ST 202	26		
Building D			
Lower Level Fencing Work	Replace patio fencing for all four units	10	9,240
Painting of Building	Painting of building deffered to 2026	9	24,500
Concrete sidewalk and steps work	Replace on both sides of building	10	18,700
Lower patio concrete replacement	Repair pavers on all 4 patios	9	5,400
Furnish and install 75 LF of split rail fence	Fence between parking lot by center island and D bldg	9	3,750

Replace damaged siding on chimneys and other areas as needed		10	11,572
Railroad Tie Retaining Work		10	8,000
Removal of all. non active satellite dishes	Disposed of by HOA and or Direct TV		
Building E			
	Replace patio fencing for all four units and upper E6 deck rail. Deck will be		
Lower level fencing work and 1 upper unit fencing	inspected and repaired if required	Upper 10	6,600
Painting of Building	Painting of building	9	
Concrete sidewalk and steps work	Replace on both sides of building	10	18,700
Lower patio concrete replacement	Repair all pavers	9	2,000
Replace damaged siding on chimneys and other areas as needed		9	11,572
Railroad Tie Retaining Work		9	8,000
Removal of non active satellite dishes			
	As these buildings were recently painted they can be deferred. Sidewalks are		
Buildings F, G , H Painting	all completed on these buildings as well. (\$30K/bldg)	6	73,500
PERMITS	ESTIMATES		6000
Plantings and landscaping	MUST BE COMPLETED WITH TIES	6	10,000
			216,534
Contractor Fee			34,645
Contingency allowance	POSSIBLE DRAINAGE ISSUES D & E UNCOMPLETED	30000	
	WINDOW AND DOORS EXCESS		
TOTAL ASSESMENT			\$251,179
DIVIDED BY 45			5581.75