## 3 Year Plan With Urgency and Cost 2024 ASSESMENT DUE BY July 31st 1ST WORK TO BEGIN August 1 - OCTOBER 1ST

| 2024 Work To Be Done | Description | $\begin{aligned} & \text { gency } \\ & \text { (0 Low } 10 \text { High) } \\ & \hline \end{aligned}$ | 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 |  | 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 |  | 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 |  |  |
| 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 |



| 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 |  |  |  |
| Lower level fencing work and 1 upper unit fencing | Replace patio fencing for all four units and upper E 6 deck rail. Deck will be 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 |  |  |  |
|  |  |  |  |
| Buildings F, G , H Painting | As these buildings were recently painted they can be deferred. Sidewalks are all completed on these buildings as well. ( $\$ 30 \mathrm{~K} / \mathrm{bldg}$ ) | 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 |

