

May 3, 2024

Dear Residents of the Eagles Landing Association,

I am writing to you currently to introduce myself as the interim President until the annual meeting this fall.

I have been on the board as a member at large since the fall of 2022. As I was asked to deal with the "construction side" in 2023 and with my background in construction, several issues had come to light with several building issues that were contracted by former board members.

The grounds of the complex have been looking very shoddy and extreme deferred maintenance and poor workmanship and materials has unfortunately led us to where we are now. There has been too much neglect.

We are all investors here and really can no longer allow this to become damaging to our property values. I have heard several people comment that believe we are affordable housing.

All of that being stated we have come up with a three-year plan as well as some changes to the condominium rules regarding parking, patio storage and dogs that have become an issue and are clearly in violation of the association.

The assessments have been posted to our website with a 3-year plan to get most of the necessary work completed. Understand that no contractor will hold quotes past 90 days. That being stated these are just estimates for 2025 and 2026 years only.

Given what we are discovering as we go forward that there has been work either done improperly or without permits, we may be adding to those numbers but hope to keep those within the annual maintenance budgets. I know these numbers are high, but the work required is only getting more expensive the longer we wait and allot of this must be done now.

WINDOWS AND DOORS

It was also being told by several of the previous Board members for years that the windows and doors are not the responsibility of the HOA. That was incorrect.

We are responsible for them as well as the colors and all maintenance to the exterior of the building. Several of us were told it was not the HOA problem and I even had all of mine replaced last year as there were literal holes in the siding and gaps in the sliders. They were originals in my unit. The HOA had not maintained the exteriors and several buildings will need new ones. Those numbers are not included in the assessment except for a few in the A & B building in the first remodel this year. All white windows and doors will need to be replaced as well as they do not conform to the HOA. All

windows and doors must meet the new code compliance for hurricane force winds as well. And permits are required for the installs.

The HOA is not responsible for the interior of the windows. So, if you have casings or sheetrock that will need repair those costs will be on the homeowners.

I have had Pella, and I am waiting on Anderson to give us pricing. If windows and doors have been replaced in the past ten years and pass inspection, they will not be replaced in the next three years. Please contact me directly for any further questions regarding this issue.

PAINT, RETAINING WALLS AND PATIOS

We are having a mockup done of the A, B & C buildings for paint colors as we will not be using the ivory and emerald, green colors again. They are very outdated. The fencing will be cedar now on all the patios and balconies and will be stained versus painted. Apparently, they had been using pine and paint which rots very quickly.

The rotted retaining walls will be replaced as well as sections of 6-7-foot-high fencing along the bike path to give some privacy to the street facing units from the new apartment complex, road and walkway. We will also be addressing the storm mitigation between A & B that was not addressed before and the new walkways. This is a safety issue and can no longer wait to be completed.

Patios in the A, B & C units will be repaired in the pavers. I am not sure why concrete was ever used as it can cause more flooring issues as well as drainage and slip issues. The costs are substantially lower with the pavers and the drainage works better.

We will also be assessing the need for repairs to the stairs that were done improperly. Again, if anyone has questions or comments, please feel free to reach out to me directly I am happy to discuss. Unfortunately, the contractor was not insured when he did the work and is no longer allowed to build in Estes Park nor do any repairs. As he has multiple lawsuits against him right now retrieving any assets will be costly. We are looking at all options with our HOA attorney regarding any type of recovery. We need to have the work completed correctly and will be using the maintenance fees for that separate from the assessment.

I did a walk around with the contractors, engineers and window companies over the past few weeks. There are several units that will be receiving letters to correct violations on the patios.

PATIO VIOLATIONS, STORAGE AND DOGS

I really don't know how to be clearer on this issue of the patios. They are made for furniture and grills. All patios are co-owned by the homeowners and HOA as they are

part of the exteriors. They are insured by the HOA. I hate that I must state the following, but this has gotten out of control and affects all of us and the real estate values:

THEY ARE NEVER TO BE USED AS A KENNEL OR A PLACE FOR ANIMALS TO DEFECATE FOR ANY REASON. NO BUCKETS, SHOVELS OR BINS CONTAINING FECES MAY RESIDE ON THESE PATIOS. RENTERS MAY NOT HAVE DOGS. THIS GETS INTO THE PAVERS AND CAUSES HORRENDOUS SMELLS AS WELL AS MULTIPLE HEALTH VIOLATIONS. IT DOES NOT MATTER IF YOU PICK IT UP EVERYDAY IT IS NOT A KENNEL, IT IS A VIOLATION THAT WE WILL START CHARGING DAILY PENALTIES FOR AND AFTER MULTIPLE VIOLATIONS WILL ASK THAT THE ANIMALS BE REMOVED. WE WILL BE NOTIFYING THE OWNERS AND POWER WASHING THESE UNITS AT THE OWNER'S EXPENSE.

You all have neighbors; dogs need to be walked not kenneled and if you cannot accommodate that then the dogs cannot reside here.

STORAGE ON THE PATIOS IS NOT ACCEPTABLE FOR ANY AND ALL BUILDING MATERIALS, OUTDOOR LANDSCAPING EQUIPMENT, GARBAGE OR POOP CANS THEY ARE FOR FURNITURE AND GRILLS.

Again, if you have any questions, please feel free to contact me in this regard. Also, the patios and fencing on A B & C will be done in August; they may not have fences for a couple weeks during construction so please be prepared for that as well.

I hope we can bring a fresh and updated face to the association. I welcome questions and problems that may have been ignored prior. I am as frustrated as some of you but want to make this a better place to live, a strong real estate value and the ability to add back amenities when we get these issues resolved.

I know several of you will not be able to afford the changes but unfortunately, they cannot wait any longer as they are truly hurting the property values and will only get more costly.

Look forward to working with all of you and moving forward through this process. I am also looking for a few people that would like to be involved with the Board. Please reach out to any of the board members if you are interested.

Here's to a great 2024 and looking forward to beautifying this complex.

Cheers
Shannon Murphy
Interim President