

# The Ponds at Blue River

## HOMEOWNERS ASSOCIATION

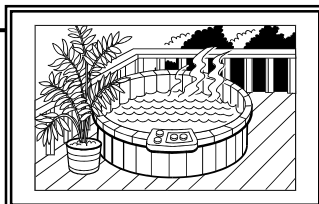
### Reconstruction Updates – August 2007

#### Reconstruction Task Status

##### Where are we now?

We know many of you are asking this question, and we want to give you a brief update on each of the project tasks. For a description of repair tasks, please check the Repair Lists page of the Construction website at [www.wildernesthoa.com](http://www.wildernesthoa.com).

1. **HVAC** – All units have new furnaces and Rinnai tankless waters installed, and the furnace ductworks have been cleaned.
2. **Freezing Pipes** – All repairs have been completed. Now, we can breathe a little easier. We will still have to take the normal precautions necessary for winter extremes at mountain elevations.
3. **Roofing** – New roofs with birdcage ridge vents, 50-year shingles, heated Bylin systems, heat tape and guttering are installed on almost half the buildings. All are scheduled to be completed by November 2007.
4. **Electrical** – New 220 V panels are being installed to run the heated roofs panels and heat tape this coming winter. And, the billing will be a general HOA expense.
5. **Building Envelope** – Siding, flashing, and stonework repairs are quite extensive, but buildings are being stained as soon as possible. Check out the north end of Allegra for examples of dark and light body colored stains.
6. **Structural** – Most of these repairs are on the Allegra post tension slab foundations and work is progressing although there have been some delays due to issues with the Town and permits. Beware of holes around the foundations until this work is done. You can tell those nearing completion when the concrete and extended patios are in place.
7. **Civil** – This is the grading work necessary to create positive drainage away from the buildings. The Town has only recently approved the site modification plans they required to issue permits for this work. Grading has just begun, as evidenced by earth moving equipment and bigger piles of earth and rock on the property.
8. **Landscaping** – Obviously, landscaping cannot be installed until the civil work is completed. The HOA has hired Neils Luncford, Inc. to develop a new master plan for landscaping. This will be presented to the membership at the annual meeting to get owner input.
9. **Interior Cosmetics** – Interior touchups will not be done until the exterior work is completed, both to avoid recurrence of issues and to see how much the HOA can afford to accomplish. ♦



#### ATTENTION: Hot Tub Owners!

##### DO NOT REFILL YOUR HOT TUBS YET!

Once the patios are re-poured, the concrete must cure a minimum of twenty-eight days before the hot tubs can be re-installed and functioning. This means the tubs will be off limits for quite some time. Please take this into account if you intend to try to rent and let any managing agents know.

**Do not assume that because the hot tub has been put back on the patio, it can be refilled and used.** Significant damage to the patio slab may be done and costly repairs at your expense!♦

#### PUNCHLIST ISSUES

Please report any issues in writing to Pat via USPS, FAX, or email to document follow-up. She will get a hard copy to Todd at RE. (Pat Rice, Wildernest Property Management, PO Box 1069, Silverthorne, CO 80498; 970-262-0913; [ricep@wildernest.com](mailto:ricep@wildernest.com).)♦



#### WEEKEND WORK SCHEDULED

Due to rain interruptions this summer and the push to complete the project before winter is upon us, some work will have to be done on weekends. Roofers in particular must be done before temperatures fall. If you visit on weekends, please anticipate construction noise!

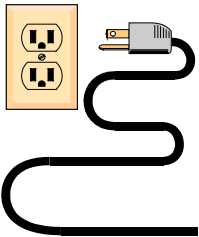
A condensed version of the work schedule is posted on the website. If you want to see the expanded 25-page version, please contact Pat at Wildernest at [ricep@wildernest.com](mailto:ricep@wildernest.com). ♦

## POTENTIAL ROOF LEAKS

Tearing off the old roofs must be done in advance of putting the new roofs back on.



With the monsoonal flow and rainfalls in recent weeks, there is the potential for leaks and interior damage. Only one case has been reported, but many units are vacant for lengthy periods of time. Please report any issues you find to Todd at RE, 970-556-4644, or email Pat at [ricep@wildernest.com](mailto:ricep@wildernest.com). ♦



## ELECTRICAL USAGE ISSUES

Per the terms of our reconstruction contract, we must provide electrical supply. The contractor must use the exterior plug-ins at each unit. Be assured that all plug-ins are utilized – all four units of the building – and we are all sharing any usage costs equally.

Reconstruction Experts (RE) has told its subs to report any time a breaker blows so that it can be reset. Please let them know if you encounter any problems. The contact person at RE is job superintendent Todd Sichmeller at 970-556-4644. ♦

## New Furnaces and Water Heaters: Maintenance Still Required

Even though we have brand new *TRANE* energy efficient furnaces and Rinnai water heaters, some maintenance is required. And, if you have a humidifier on the furnace, that needs some attention too. Filters and filter pads must be cleaned or changed frequently.

Not properly flushing the Rinnai water heater filter can lead to issues with hot water supply.

And, a special notice to you if you own a middle unit of the four-plex. The furnaces in these units have a pre-existing metal filter that must be cleaned per specifications. If you add another filter, the furnace will not function properly.

Read your owners manual and learn what needs to be checked so that equipment works to its highest level. Routine maintenance should also mean lower utility bills. ♦

## WARNING! WARNING!



Most of you have been on site and realize how much construction is impacting the property. Until reconstruction is completed, we must remember the property is a full-blown construction zone. **DO NOT ALLOW CHILDREN TO PLAY OUTSIDE IN CONSTRUCTION AREAS OR UNSUPERVISED!**

Please be responsible owners and heed the warnings. And, **please advise any guests or tenants** so they know what to expect! ♦

## ACCESS STILL REQUIRED



Access is still required to all units even though some repairs, like the HVAC work, have been completed. Some of you may have re-keyed your units, especially if you have recently purchased. One owner even made the utility room an owner's closet, and we were unable to access it for the Town to do their inspection to sign off on the HVAC work.

And, we must have access to determine the scope of any interior cosmetic repairs that may be addressed as the project nears completion.

Please make sure that Wildernest has access to your unit. Stinky has graciously agreed to keep keys to owner's closets, if you would prefer he do so. Email Stinky or Pat to work out details. ♦

## 2007 ANNUAL MEETING Saturday - August 18, 2007 – 10:00 a.m. Silverthorne Elementary School

### *Thanks to All!*

*Thank you for your patience and cooperation during this project. We are nearing the end of a difficult time, but will soon have new furnaces, water heaters, and roofs, and foundations and patio extensions that do not move in time with the seasons. Add the newly stained exteriors and great new landscaping, and we will have one of the finest complexes in the county!*

*Loren (Stinky) Steinbrink, President  
BOARD OF DIRECTORS*