

STREAM HOUSE COMMUNITY ASSOCIATION

November 1, 2021

Dear Stream House Community Association Owner:

The Board of Directors is pleased to announce that Stream House has contracted with Ross Construction Management to prepare multiple scopes of work for an association-wide rehabilitation project. There is a substantial amount of preparation and investigation needed to develop a comprehensive project plan and ensure the longevity of the projects performed for the best outcome. Leading the project will be Conor Ross, the founder of Ross Construction Management. Conor has been in construction for the past 27 years and Ross Construction Management has been managing construction projects for the past 12 years.

Below is a brief recap on the upcoming projects and what to expect around the community in the upcoming months.

- **Decks** – Community wide deck inspections to determine scope of work for each location. Typically, there are three types of repairs: 1) Some decks will require a maintenance reseal and topcoat, 2) others will include a patch prior to the reseal and topcoat, 3) and finally, some will require a full rebuild. Pac West has been approved to perform the inspection. While Pac West is performing deck inspections, they will also be looking at the concrete patios to rate their condition as well. You will receive an additional communication piece as this process becomes closer.
- **Roofs** – Flat roofs are breaking down and costing the HOA thousands in leak related expenses and repairs. The scope of work is currently in development and will be sent to various roofing companies for competitive bids.
- **Asphalt** – The streets have reached the end of their useful life. Coring samples have been taken to help diagnose and write a detailed scope of repairs. The longer the project is delayed, it will result in higher costs of repair. Results from the coring samples are currently pending. Based on the results, the scope of work will be developed and will be sent to various asphalt companies for competitive bids.
- **Trip Hazards** – Previous surveys are currently under review. The goal is to identify all trip hazards within the community and their cause to build a long-term solution.

After each scope of work is prepared, and competitive bids are obtained, management and the Board will know how much each project will cost and at that time, an association loan might be considered. We are still in the very early phases of the project but wanted to inform the homeowners of our plans.

If you have any questions or concerns, please email the Community Manager, Kaycie Lambright at klambright@powerstonepm.com.

Sincerely,
The Board of Directors
Stream House Community Association