

# River View Vista Estates Deck & Hot Tub Replacement

## Frequently Asked Questions

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**Q:** Why did the RVVE Board of Directors decide to review the decking sub-structure?

**A:** The Board of Directors expressed concerns regarding the hot tub replacement program in which three hot tubs were replaced and located on top of the deck structure versus the flush mount installation of the existing hot tubs. The concerns related mainly to the sub-structure of the deck and after further review, the Board deemed it necessary to engage an engineering firm to review the sub-structure specific to the hot tub supporting structure and to understand the remaining life of the deck sub-structure as a whole in order to begin funding this asset within the reserve study.

**Q:** How was it determined that the sub-structure of the decks at reached the end of their useful life and required replacement?

**A:** The Board, working with Eagle Crest Management, spent several months finalizing a request for proposal, going out to bid to multiple engineering firms and ultimately finding an engineering firm that had the availability, and was willing to perform the work. In late August 2022, the Board received the engineering reports which concluded that the sub-structure of the decks were at the end of their useful life and recommended replacement. The full reports can be found on the owner's website at: <http://eaglecrestowners.com/hoas/rvve/>

**Q:** Why was the replacement cost of the sub-structure of the decks not being reserved for like many common area assets?

**A:** While the replacement cost for the decking material and railing is being reserved for in the Association's reserve study, the replacement cost for the sub-structure was not. Prior to 2022 the substructure was the sole responsibility of the unit owner(s). The RVVE Board made the decision on March 3rd, 2022, that because the deck structure spans multiple units, the cost for the entire structure should be maintained and reserved for by the association. In order to begin funding this asset, an estimate of the remaining life needed to be determined.

**Q:** How is this project going to be funded?

**A:** While funding for this project is still being determined it will impact the owners within the neighborhood as they make up the Association. There are several funding options, however the cost will likely impact dues in one way or another. More information will be determined once the construction management proposal is completed, and a project budget is created.

**Q:** Will fractional or whole owners be required to replace their hot tub during this process?

**A:** No. While many decisions pertaining to the hot tub replacement portion of this process are still under discussion, hot tubs remain the personal property of the unit owner/co-ownership group. Decisions surrounding the replacement of the hot tub will follow the guidelines within the co-ownership agreement for fractional owners and whole owners will have the opportunity to make that decision on their own.

Q: If I am a unit owner without a hot tub, will my dues be impacted/will I be required to pay the same amount as someone that is receiving a new deck with a hot tub?

A: While many of the decisions surrounding the replacement of the hot tubs and general project funding have yet to be determined, discussions are underway to determine the best course of action for establishing replacement costs based on many factors including deck size and those with/without hot tubs.

Q: What funding options are being discussed for this project?

A: Several funding options are being reviewed for this project which include borrowing, a special assessment and reserve funding/budget increases. The Board's authority to do special assessments is limited, so this will likely be a blend of borrowing and reserve funding – both of which will impact future dues. These funding considerations have been provided to the board as general options, until more information is known regarding the project budget this board is unable to make any more detailed decisions.

Q: Who is managing this project?

A: Eagle Crest Property Management (ECPM). Eagle Crest Project Management, a construction management company headed by Arron Curtis has a tremendous background in completing projects of this nature here at Eagle Crest as well as many larger projects throughout the United States. In conjunction with ECPM, Eagle Crest Management will be closely involved with unit owner communications and scheduling efforts.

Q: When can unit owners expect to have their deck replaced?

A: Eagle Crest Management who currently manages the HOA component and the Fractional component of the neighborhood are working closely with the construction manager to provide updated information to the neighborhood on a regular basis. As you might imagine, this is a sizeable project with many moving parts. While ECPM is working from a conceptual schedule, this timeline is at the mercy of vendor availability, access to supplies, weather and a myriad of other factors that may impact the schedule. Eagle Crest Management is working to provide information bi-weekly/for the following 30-day window until a specific project schedule is determined by unit/building. Owners will be given as much advance notice as reasonably possible.