



Hello River View Vista Owners -

The RVVE Association vote to approve a loan to finance the replacement of the rear decks, deck railing and deck substructure was approved by a majority of owners. The Association is now moving forward with finalizing the loan and scheduling the project.

The work will begin on the south end of Snowgoose Dr., starting with Units 13/14 on March 10th. Since this will be the first building completed, the construction manager has planned a 4-week timeline for this building. Construction crews will be overlapping by one week and will be jumping to the next building prior to the 4 weeks to begin demolition. Please note that this timeline is a general estimate and will very likely change as the project progresses. A construction timeline is provided as a general reference and may be adjusted as the project advances if needed due to efficiencies, weather conditions, material procurement, or many other factors.

The construction schedule will be updated and posted online as well as AppFolio as the project progresses. Unit owners can anticipate more specific information 6-8 weeks prior to their unit's construction start date.

**What to Expect During Construction:**

- **Material and Equipment Staging:**

Many materials and equipment will be staged at an approved location off Falcon Crest Dr. While contractors will make every effort to minimize disturbances in the neighborhood, some materials and equipment will be staged near the units, and parking may be impacted.

- **Debris Removal:**

Dumpsters will be placed near your unit to manage the debris from demolition. Although we will strive to minimize disruptions to available parking, there may be limited parking during certain phases of the project.

- **Access to Units:**

Your unit will remain accessible during construction; however, access to the main deck will be blocked off for safety reasons. We will implement safety precautions for the wellbeing of all occupants.

- **Construction Hours:**

Work will take place between 7:30 a.m. and 6:30 p.m., Monday through Friday. While contractors may be on-site outside of these hours, no major equipment or noisy work will occur before or after construction hours.

<b>RVVE Deck Replacement</b>	<b>Tentative Start Date</b>	<b>Tentative End Date</b>
<i>RV 14 - 2430 Snowgoose Dr</i>	3/10/2025	4/8/2025
<i>RV 13 - 2420 Snowgoose Dr</i>		
<i>RV 12 - 2400 Snowgoose Dr</i>	3/31/2025	4/29/2025
<i>RV 11 - 2930 Snowgoose Dr</i>		
<i>RV 10 - 2350 Snowgoose Dr</i>	4/21/2025	5/20/2025
<i>RV 9 - 2340 Snowgoose Dr</i>		
<i>RV 8 - 2320 Snowgoose Dr</i>	5/12/2025	6/10/2025
<i>RV 7 - 2310 Snowgoose Dr</i>		
<i>RV 6 - 2280 Snowgoose Dr</i>	6/2/2025	7/1/2025
<i>RV 5 - 2270 Snowgoose Dr</i>		
<i>RV 4 - 2250 Snowgoose Dr</i>	6/23/2025	7/22/2025
<i>RV 3 - 2240 Snowgoose Dr</i>		
<i>RV 2 - 2210 Snowgoose Dr</i>	7/14/2025	8/12/2025
<i>RV 1 - 2200 Snowgoose Dr</i>		
<i>RV 20 - 1981 Red Tail Hawk Dr</i>	8/4/2025	9/2/2025
<i>RV 18 - 1985 Red Tail Hawk Dr</i>		
<i>RV 16 - 1987 Red Tail Hawk Dr</i>		
<i>RV 26 - 1971 Red Tail Hawk Dr</i>	8/25/2025	9/23/2025
<i>RV 24 - 1975 Red Tail Hawk Dr</i>		
<i>RV 22 - 1977 Red Tail Hawk Dr</i>		
<i>RV 32 - 1963 Red Tail Hawk Dr</i>	9/15/2025	10/14/2025
<i>RV 30 - 1965 Red Tail Hawk Dr</i>		
<i>RV 28 - 1967 Red Tail Hawk Dr</i>		
<i>RV 19 - 1982 Red Tail Hawk Dr</i>	10/6/2025	11/4/2025
<i>RV 17 - 1986 Red Tail Hawk Dr</i>		
<i>RV 15 - 1990 Red Tail Hawk Dr</i>		
<i>RV 25 - 1970 Red Tail Hawk Dr</i>	10/27/2025	11/25/2025
<i>RV 23 - 1974 Red Tail Hawk Dr</i>		
<i>RV 21 - 1978 Red Tail Hawk Dr</i>		
<i>RV 31 - 1962 Red Tail Hawk Dr</i>	11/17/2025	12/16/2025
<i>RV 29 - 1966 Red Tail Hawk Dr</i>		
<i>RV 27 - 1968 Red Tail Hawk Dr</i>		
<i>RV 37 - 1940 Red Tail Hawk Dr</i>	12/8/2025	1/6/2026
<i>RV 35 - 1948 Red Tail Hawk Dr</i>		
<i>RV 33 - 1950 Red Tail Hawk Dr</i>		
<i>RV 43 - 1924 Red Tail Hawk Dr</i>	12/29/2025	1/27/2026
<i>RV 41 - 1930 Red Tail Hawk Dr</i>		
<i>RV 39 - 1936 Red Tail Hawk Dr</i>		
<i>RV 49 - 1904 Red Tail Hawk Dr</i>	1/19/2026	2/17/2026
<i>RV 47 - WORLDMARK</i>		
<i>RV 45 - 1916 Red Tail Hawk Dr</i>		
<i>RV 55 - 1844 Red Tail Hawk Dr</i>	2/9/2026	3/10/2026
<i>RV 53 - 1850 Red Tail Hawk Dr</i>		
<i>RV 51 - 1904 Red Tail Hawk Dr</i>		
<i>RV 61 - 1824 Red Tail Hawk Dr</i>	3/2/2026	3/31/2026
<i>RV 59 - 1830 Red Tail Hawk Dr</i>		
<i>RV 57 - 1836 Red Tail Hawk Dr</i>		



## Hot Tub Replacement

**Fractional Unit Owners:** Eagle Crest Management has worked closely with Emerald Hearth, Spa & Patio to plan for the hot tub replacements. As much of this planning was done in 2021-2023, we want to make sure that the selections made are what the current co-ownership group would like. A hot tub replacement ballot will be sent to your individual co-ownership group providing information on the two selections available: Lounger or No Lounger – further detail will be provided as your unit’s start date approaches. The costs associated with the hot tub replacement will be funded through your unit’s reserve fund. *\*Units 7, 12, 39 will not receive a ballot as these are newer hot tubs. These hot tubs will be recessed during the deck replacement project per Board direction and architectural design.*

**Whole Unit Owners:** Whether you decide to keep your current hot tub or use this opportunity to purchase a new hot tub, Eagle Crest Management will need you to make a decision on how you would like to manage your hot tub during this process. You will be provided with options for ECM to coordinate full removal and replacement of your current hot tub, retain your current spa, or coordinate the removal and replacement (whether replacing or keeping your hot tub) on your own. All costs associated with the hot tub will be the unit owner’s expense.

## Follow up Q&A from Townhall Meeting

A request that came out of the Townhall Meeting was to include a more detailed breakdown of construction costs as it relates to the specific unit classes. The below provides a more detailed analysis of soft and hard costs related to this project.

	Unit Class 1	Unit Class 2	Unit Class 3	Unit Class 4	Unit Class 5	Unit Class 6
	Golf Unit, Size A (large deck)	Golf Unit, Size B (small deck)	Canyon Unit, Size A (large deck), Height 1 (<6')	Canyon Unit, Size A (large deck), Height 2 (>6')	Canyon Unit, Size B (small deck), Height 1 (<6')	Canyon Unit, Size B (small deck), Height 2 (>6')
<b>Soft Costs</b>	\$ 34,448	\$ 20,765	\$ 39,728	\$ 42,400	\$ 22,646	\$ 23,962
Plans, Architect Fees, Engineering Fees, Permits	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582
<b>Hard Costs</b>						
Sitework	\$ 4,930	\$ 2,344	\$ 5,928	\$ 6,433	\$ 2,699	\$ 2,948
Concrete	\$ 1,083	\$ 653	\$ 1,249	\$ 1,334	\$ 712	\$ 754
Metals	\$ 13,084	\$ 7,708	\$ 13,084	\$ 13,084	\$ 7,708	\$ 7,708
Woods & Plastics	\$ 17,180	\$ 10,059	\$ 21,101	\$ 23,085	\$ 11,456	\$ 12,433
Trex Credit	\$ (4,684)	\$ (2,347)	\$ (4,684)	\$ (4,684)	\$ (2,347)	\$ (2,347)
Contingency	\$ 1,273	\$ 766	\$ 1,468	\$ 1,566	\$ 836	\$ 884
<b>TOTAL</b>	<b>\$ 34,448</b>	<b>\$ 20,765</b>	<b>\$ 39,728</b>	<b>\$ 42,400</b>	<b>\$ 22,646</b>	<b>\$ 23,962</b>
# of Decks in Class	6	3	17	10	6	5
<b>Deck Skirting Allowance</b>						
Skirting Minimum	\$ 906	\$ 559	\$ 1,413	\$ 8,272	\$ 1,413	\$ 4,136
Skirting Maximum	\$ 1,793	\$ 822	\$ 8,033	\$ 12,232	\$ 4,171	\$ 6,116