

## Special Assessment Notice February 19, 2022

February 22, 2022

Dear Fairway Nine I Owners:

As everyone knows, the Fairway Nine I Association is now over 40 years old, and as is common with structures reaching this age many of the building features exposed to the elements begin to show signs of deterioration and in some instances have reached the end of their useful life.

The Board reported at the August Annual Meeting, a Building Inspection and Improvement Committee was formed to review and assess the condition of the buildings and make recommendations to the Board for consideration prior to the scheduled exterior painting. The Committee completed their assigned task and made the following recommendations:

- 1) Adopt an updated color scheme.
- 2) Review the siding for transition from shingle to horizontal siding when shingle siding requires replacement.
- 3) Rebuild utility closets on the side of each building.
- 4) The garbage container areas on the eight-plex building could be redesigned, rebuilt, and repositioned fully under the stairwell roof overhang.
- 5) All stairs and entry decking should be inspected and replaced as necessary.
- 6) Belly band base trim typical throughout should be raised above soil as required for proper air ventilation.
- 7) House numbers should be replaced and updated.
- 8) Exterior lighting should be replaced and updated.
- 9) Railings options wood versus metal should be reviewed and priced. The emphasis being on safety and view preservation considerations.
- 10) Landscaping – the Committee believes the landscaping theme should be completed and larger sloped areas left natural with limited water applied.
- 11) Pool Facility Reconstruction. Review improving the existing building with an option for an open-air hot tub and building roof redesign with overhang to eliminate awning.

Stucco, siding, base trim, fascia, entry decking, support columns, garbage collection areas, light fixtures, building numbers, etc. were inspected and given consideration for repair, replacement and upgrade intended to last another 40 years. During the building inspection, some issues were observed, however, the extent of the deterioration found was difficult to fully assess being hidden from view. i.e. spongy entry deck walkways, loose stair treads, warped siding and fascia boards, deteriorated base trim, etc. In general, given the age of the Association, the Committee reported the buildings appear to be in very good condition overall.

Pricing of the Committee recommendations was undertaken and itemized for Board review. In addition, lower cost alternatives were compiled for Board consideration. The Board members met on February 19, 2022 and reviewed the Committee findings, pricing and options. The Board focused their discussion on essential structural item maintenance priorities with aesthetic enhancement secondary. The landscaping and pool facility reconstruction items were noted and tabled for consideration at this time.

The Board approved the following exterior maintenance and enhancement projects:

**General Building Repairs** – Inspect for dry rot and deterioration and repair as necessary, prior to painting. All building exterior siding, footings, entry deck walkways, columns, fascia, base trim, stucco,

exposed deck joists, flashing, window trim, roof supports, etc. repaired as may be required. Estimated at **\$186,222** with some buildings costing more, depending on weather exposure, and others less.

**Exterior Painting** – The cost to paint all buildings with three (3) colors has been bid at **\$300,000**. Changing the colors or keeping the same color scheme does not affect the cost. The Board favors the Committee recommendation for an updated color scheme; however, owners will be asked their opinion. The proposed colors have been applied on the front portion of unit 4328. Everyone is encouraged to view the proposed colors personally since pictures often don't give a true sense of color.

**Exterior Light Fixtures** – The Committee has selected a light fixture that will last, comply with night sky ordinance, and compliment the building appearance with the existing or proposed color schemes. The Board concluded that while this could be viewed as an aesthetic enhancement, the fact that the current fixtures are no longer available and the plastic shield must be to be handcrafted when they break, it could be viewed as a maintenance item. The cost for 291 light fixtures and removal and installation of all building light fixtures has been estimated at **\$105,043**.

**Building Numbers** - The number style dates the buildings. The Committee has selected a number style that compliments the light fixtures and proposed updated building colors. The Board agreed and accepted the estimated price of **\$13,419** as a very small aesthetic expense that could make a big impact.

**Utility Closets** – The complete rebuild of the utility closets is estimated at \$49,000. The Board concluded that if the framing is solid then only the access doors and any siding in disrepair should be replaced. The cost was reduced to **\$21,980** for saving the framing and rebuild of the access doors.

**Railing and Deck Repairs** – The Committee requested that the board review options for both metal and wood railings. The initial pricing for using metal railing panels as an option to rebuild the second-floor deck railings was estimated at \$359,000. Management expressed concern that this type of modification could trigger building code requirements, and possibly a rebuild of the entire deck structure on each unit. An alternate option would be to reduce the size of the top rail, reinforce the railing by using a 1 x 6 along the inside parameter and cap the rails and balusters with metal or manufactured wood product like Trex. The contractor estimated the cost of this modification to be \$1,515 per deck for a total cost estimate of **\$93,930**. The Board concluded this modification would be satisfactory in addressing the Association concerns of safety, while not significantly altering the deck appearance or prompting building code modifications.

**Trash Enclosures** – The Committee recommended the complete redesign and replacement of the trash collection areas for the eight-plex buildings. The Committee expressed the enclosures should be reduced in height, repositioned and located under the roof overhang, open from the top and built for better access for cleaning and upkeep. The cost is estimated at \$72,000 for 12 trash collection areas. Board members concluded the trash collection areas are functional and repairs to the access doors and siding might be sufficient. A complete rebuild was determined to be more of an aesthetic improvement; however, the Board agreed the rebuild could be a significant improvement to the building appearance. The cost for refurbishing the existing trash collection structures is estimated at **\$16,260**. Board members agreed that if sufficient savings from the general building repairs accumulates, they would reconsider the trash enclosure rebuild as recommended provided no additional assessment is required. They instructed that trash enclosure improvement be the final project in the building renovation and painting project.

The **total cost of the project** as described is estimated at **\$736,853**. The Board approved the use of \$381,000 of the capital reserves and operational cash on hand, leaving a balance of \$355,000. After considerable discussion, the Board approved a special assessment of **\$355,000** effective immediately to be billed on the June Association Dues statements. Payment will be due by June 30, 2022. A per unit cost breakdown is included with this mailing so that you may plan ahead.

Your Fairway Nine I Board has a long history of keeping Quarterly Dues and Special Assessments at a minimum while maintaining the property in a manner that preserves and enhances your property value. Board members hope that you will agree that after 40 years it is reasonable to assume additional repairs, building updates and renovations would be required.

Additional information will be provided in the coming months. We have included images of the approved light fixtures, building numbers and proposed redesign the of eight-plex building trash enclosure. A color scheme image is provided, and the Board will be seeking your opinion as to whether or not to maintain the same color scheme or move ahead with updating the colors as recommended by the Committee. You will soon receive information for expressing your opinion as to the proposed color option.

Should you have any questions, please feel free to contact any of your Board Members or Property Management.

Sincerely,

A handwritten signature in cursive script that reads "Chris Black".

Chris Black  
President



[HOME](#) [PRODUCTS](#) [SERVICES](#) [PROJECT RESOURCES](#) [LOCATIONS](#) [CONTACT](#)

[DUNN SOLUTIONS](#) [DUNN DIY](#)

Shop By Department  Search all  Search here

Product Code: HILB44710

Price	Qty	Description
\$10.49	<input type="text"/>	Style and function come together with this house number from Distinctions. Two mounting options are included so you can install them flush for a traditional look or use the floating mounts for a modern update. Made from weather-resistant materials, this piece is durable and weatherproof. With Distinctions, numbering your home has never been so simple.



- Clear and easy to read
- Hardware and mounting instructions included
- Tools needed: Drill and drill bits, clear silicone caulk, small adjustable wrench, center punch and hammer, razor knife
- \*Tip: hand tighten the screws onto the number, pre-drill your installation hole

**EXHIBIT A**

**FAIRWAY NINE I CONDOMINIUM ASSOCIATION  
2022 Special Assessment Allocation Schedule  
RESIDENTIAL UNITS**

UNIT*	SQ.FT.	COMMON AREA PERCENTAGE	Full Capital \$355,000.00	UNIT*	SQ.FT.	COMMON AREA PERCENTAGE	Full Capital \$ 355,000.00
4301	1133	0.008956	\$3,179.38	4346	1544	0.012204	\$ 4,332.42
4302	1375	0.010869	\$3,858.50	4347	1544	0.012204	\$ 4,332.42
4303	1077	0.008513	\$3,022.12	4348	2100	0.016599	\$ 5,892.65
4304	1327	0.010489	\$3,723.60	4349	2100	0.016599	\$ 5,892.65
4305	1077	0.008513	\$3,022.12	4350	1544	0.012204	\$ 4,332.42
4306	1327	0.010489	\$3,723.60	4351	1544	0.012204	\$ 4,332.42
4307	1133	0.008956	\$3,179.38	4352	2100	0.016599	\$ 5,892.65
4308	1375	0.010869	\$3,858.50	4353	2100	0.016599	\$ 5,892.65
4309	1133	0.008956	\$3,179.38	4354	1544	0.012204	\$ 4,332.42
4310	1375	0.010869	\$3,858.50	4355	1544	0.012204	\$ 4,332.42
4311	1077	0.008513	\$3,022.12	4356	1544	0.012204	\$ 4,332.42
4312	1327	0.010489	\$3,723.60	4357	2100	0.016599	\$ 5,892.65
4313	1077	0.008513	\$3,022.12	4358	1133	0.008956	\$ 3,179.38
4314	1327	0.010489	\$3,723.60	4359	1375	0.010869	\$ 3,858.50
4315	1133	0.008956	\$3,179.38	4360	1077	0.008513	\$ 3,022.12
4316	1375	0.010869	\$3,858.50	4361	1327	0.010489	\$ 3,723.60
4317	1133	0.008956	\$3,179.38	4362	1077	0.008513	\$ 3,022.12
4318	1375	0.010869	\$3,858.50	4363	1327	0.010489	\$ 3,723.60
4319	1077	0.008513	\$3,022.12	4364	1133	0.008956	\$ 3,179.38
4320	1327	0.010489	\$3,723.60	4365	1375	0.010869	\$ 3,858.50
4321	1077	0.008513	\$3,022.12	4366	1133	0.008956	\$ 3,179.38
4322	1327	0.010489	\$3,723.60	4367	1375	0.010869	\$ 3,858.50
4323	1133	0.008956	\$3,179.38	4368	1077	0.008513	\$ 3,022.12
4324	1375	0.010869	\$3,858.50	4369	1327	0.010489	\$ 3,723.60
4325	2100	0.016599	\$5,892.65	4370	1077	0.008513	\$ 3,022.12
4326	1544	0.012204	\$4,332.42	4371	1327	0.010489	\$ 3,723.60
4327	1544	0.012204	\$4,332.42	4372	1133	0.008956	\$ 3,179.38
4328	2100	0.016599	\$5,892.65	4373	1375	0.010869	\$ 3,858.50
4329	2100	0.016599	\$5,892.65	4374	1133	0.008956	\$ 3,179.38
4330	1544	0.012204	\$4,332.42	4375	1375	0.010869	\$ 3,858.50
4331	1544	0.012204	\$4,332.42	4376	1077	0.008513	\$ 3,022.12
4332	1544	0.012204	\$4,332.42	4377	1327	0.010489	\$ 3,723.60
4333	2100	0.016599	\$5,892.65	4378	1077	0.008513	\$ 3,022.12
4334	2100	0.016599	\$5,892.65	4379	1327	0.010489	\$ 3,723.60
4335	1544	0.012204	\$4,332.42	4380	1133	0.008956	\$ 3,179.38
4336	1544	0.012204	\$4,332.42	4381	1375	0.010869	\$ 3,858.50
4337	1544	0.012204	\$4,332.42	4382	2100	0.016599	\$ 5,892.65
4338	2100	0.016599	\$5,892.65	4383	1544	0.012204	\$ 4,332.42
4339	2100	0.016599	\$5,892.65	4384	1544	0.012204	\$ 4,332.42
4340	1544	0.012204	\$4,332.42	4385	1544	0.012204	\$ 4,332.42
4341	1544	0.012204	\$4,332.42	4386	2100	0.016599	\$ 5,892.65
4342	1544	0.012204	\$4,332.42				\$ 167,274.23
4343	2100	0.016599	\$5,892.65				
4344	2100	0.016599	\$5,892.65				
4345	1544	0.012204	\$4,332.42				
			<b>\$187,724.36</b>				

<b>Total Assessment</b>	<b>\$ 354,998.58</b>
-------------------------	----------------------