

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Exterior Building Elements



Clubhouse Overview



Office overview

Deck, Wood

Line Items: 1.152 and 1.157

Quantity: One wrap-around wood deck with three ramps at the clubhouse which comprises 1,850 square feet

History: Unknown

Condition: Good to fair overall condition with finish deterioration evident



Wood deck overview



Wood deck with paint finish deterioration



Wood deck underside

Useful Life: Up to 45 years with proper maintenance and interim replacement of the deck boards every 15- to 20-years.

Component Detail Notes: Deck construction includes the following:

- Deck boards fastened with nails. Nail fasteners have a tendency to pull out as the wood warps.
- Wood railings with vertical pickets
- Wood frames fastened with nails

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for interim repairs includes replacement of the deck boards and partial replacement of deteriorated wood components. Proper maintenance should include the following activities funded through the operating budget:

- Annual inspections to identify and correct any unsafe conditions

- Securing of loose fasteners and replacement of deteriorated fasteners
- Replacement of deteriorated wood components
- Power washing with an algaecide and application of a sealer/stain

Roofs, Asphalt Shingles

Line Item: 1.280

Quantity: Approximately 34 *squares*¹ at the clubhouse and approximately 13 squares at the maintenance shed and pool buildings

History: Unknown

Condition: Good to fair overall with warped shingles and past repairs evident from our visual inspection from the ground. Management and the Board do not report a history of leaks.



Clubhouse roof overview – note warped shingles



Clubhouse roof with past repair evident

¹ We quantify the roof area in squares where one square is equal to 100 square feet of surface area.



Clubhouse roof with warped shingles



Maintenance shed roof with missing shingle



Pool rest room building roof overview



Pool mechanical building roof overview

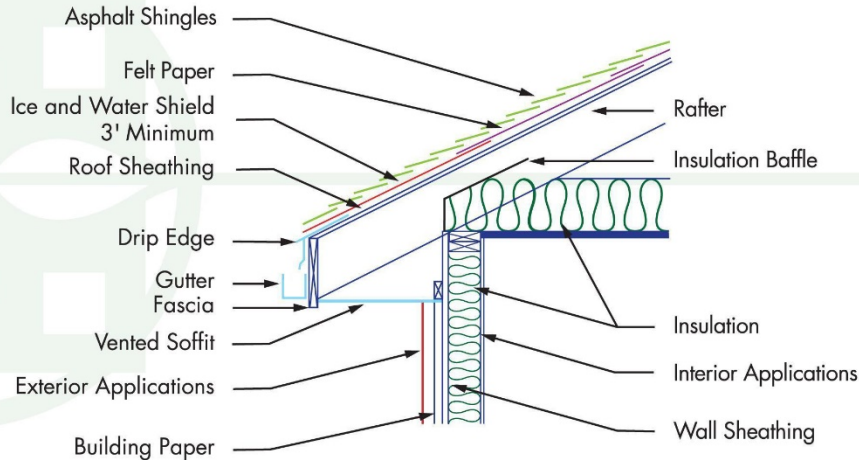
Useful Life: 12- to 18-years

Component Detail Notes: The existing roof assemblies comprise the following:

- Three tab shingles at the clubhouse and pool buildings
- Architectural shingles at the office and maintenance shed
- Boston style ridge caps
- Metal drip edges

The following cross-sectional schematic illustrates a typical asphalt shingle roof system although it may not reflect the actual configuration at Trails West:

ROOF SCHEMATIC



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Contractors use one of two methods for replacement of sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

The Association should plan to coordinate the replacement of gutters and downspouts with the adjacent roofs. This will result in the most economical unit price and minimize the possibility of damage to other roof components as compared to separate replacements.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We base our cost on replacement with architectural dimensional shingles.

Walls, Wood Siding and Stucco, Paint Finishes (Incl. Soffit and Fascia)

Line Item: 1.865

Quantity: Approximately 2,700 square feet of wood trim, siding, soffit and fascia at the clubhouse, maintenance shed, and the pool mechanical building and approximately 500 square feet of stucco at the clubhouse

History: Paint finishes applied in 2018

Condition: Good overall

Useful Life: Four- to six-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We assume the following activities per event:

- Paint finish applications to the wood trim, siding, soffit and fascia
- Paint finish applications and capital repairs to the stucco
- Replacement of 50 square feet, or up to five percent (5%), of the siding and trim (The exact amount of material in need of replacement will depend on the actual future conditions and desired appearance. We recommend replacement wherever holes, cracks and deterioration impair the ability of the material to prevent water infiltration.)
- Replacement of sealants as needed

Walls, Wood Siding, Replacement (Incl. Soffit and Fascia)

Line Item: 1.870

Quantity: Approximately 2,200 square feet of the exterior walls

History: Original

Condition: Good overall with no significant deterioration evident



Siding and trim at clubhouse



Wood soffit at clubhouse



Siding at maintenance shed



Siding at pool mechanical building

Useful Life: Up to 30 years. This useful life is dependent upon timely paint applications and partial replacements of deteriorated siding.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Windows and Doors, Wood Frames (Clubhouse and Office)

Line Item: 1.980

Quantity: 510 square feet

History: Unknown

Condition: Good to fair overall with no significant deterioration evident



Door at Clubhouse



Window at Clubhouse



Door at office



Windows at office

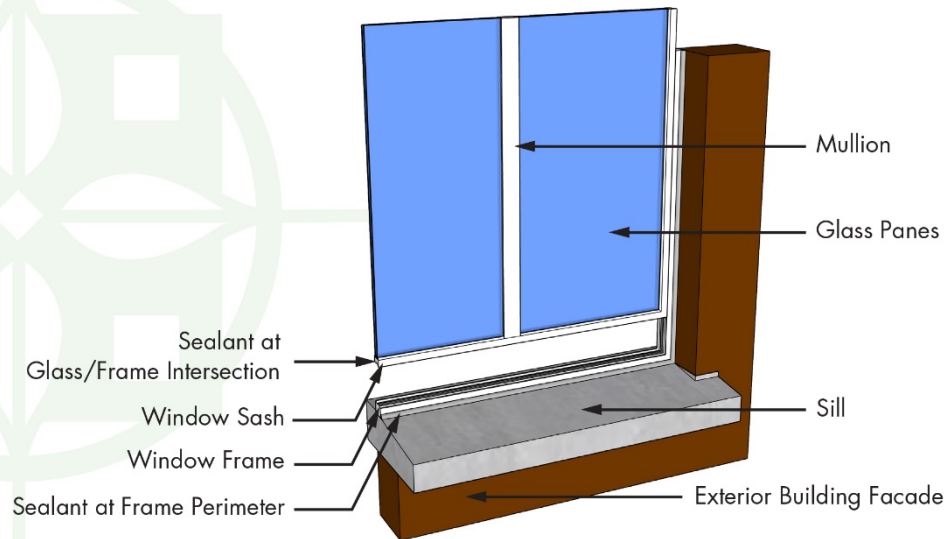
Useful Life: Up to 40 years

Component Detail Notes: Construction includes the following:

- Wood frames
- Dual pane glass
- Fixed windows
- Hinged doors

The following schematic depicts the typical components of a window system although it may not reflect the actual configuration at Trails West:

WINDOW DETAIL



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Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Clubhouse Elements

Ceilings, Acoustical Tiles, Grid and Lighting

Line Item: 2.060

Quantity: 1,500 square feet at the clubhouse

History: Replaced in 2018

Condition: Good overall with an isolated damaged tile



Acoustical ceiling tiles overview



Acoustical ceiling tile with damage

Useful Life: Up to 30 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor Coverings, Tile

Line Item: 2.240

Quantity: 170 square yards at the clubhouse

History: Replaced in 2018

Condition: Good overall



Tile floor coverings

Useful Life: Up to 30 years although replacement of tile is often based on discretionary redecorating prior to the tile reaching the end of its useful life.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The Association should fund regrouting of the tiles through the operating budget if necessary.

Furnishings

Line Item: 2.450

History: Replaced in 2018

Condition: Good overall



Furnishings overview



Furnishings overview

Useful Life: 10- to 15-years

Component Detail Notes: Furnishings in the clubhouse include but are not limited to the following elements:

- Wood chairs
- Wood tables
- Sofas
- Television
- Area rugs
- Bar stools

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate the present replacement cost of these elements at approximately \$23,000.

Kitchen Renovation

Line Item: 2.519

History: Replaced in 2018

Condition: Good overall



Kitchen Overview

Useful Life: Renovation every 10- to 15-years

Component Detail Notes: Kitchen equipment includes:

- Refrigerator
- Range
- Microwave
- Sink
- Granite countertops
- Cabinets

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Rooms, Fixtures, Clubhouse

Line Item: 2.899

Quantity: Two restrooms at the clubhouse

History: Renovated in 2018

Condition: Good overall



Rest room fixtures



Rest room fixtures

Useful Life: Renovation up to every 25 years

Component Detail Notes: Components include:

- Plumbing fixtures
- Vanities

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Building Services Elements

Air Handling and Condensing Units, Split Systems

Line Item: 3.070

Quantity: Two split systems

History: One system was replaced in 2012 and the other in 2014

Condition: Reported satisfactory without operational deficiencies



Clubhouse condensing units

Useful Life: 12- to 18-years

Component Detail Notes: A split system air conditioner consists of an outside condensing unit, an interior evaporator coil, refrigerant lines and an interior electric fan coil unit. Each condensing units have a cooling capacity of four-tons.

Preventative Maintenance Notes: We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the Association maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Lubricate motors and bearings
 - Change or clean air filters as needed
 - Inspect condenser base and piping insulation
 - Inspect base pan, coil, cabinet and clear obstructions as necessary
- Annually:
 - Clean coils and drain pans, clean fan assembly, check refrigerant charge, inspect fan drive system and controls
 - Inspect and clean accessible ductwork as needed
 - Clean debris from inside cabinet, inspect condenser compressor and associated tubing for damage

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The condensing unit may require replacement prior to replacement of the related interior forced air unit. For purposes of this Reserve Study, we assume coordination of replacement of the interior forced air unit, evaporator coil, refrigerant lines and exterior condensing unit.

Property Site Elements

Asphalt Pavement, Patch

Line Item: 4.020

Quantity: Approximately 63,600 square yards

Condition: Fair overall with areas of extensive fatigue cracks

Useful Life: Three- to five-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for patching of up to two percent (2%) of the pavement.

Asphalt Pavement, Repaving

Line Item: 4.040

Quantity: Approximately 63,600 square yards

History: Unknown

Condition: Fair overall with areas of extensive fatigue cracks



Asphalt pavement – north entrance



Asphalt pavement – Trail by The Lake



Asphalt Pavement – Fallen Timber Trail



Asphalt Pavement – Sandy Bluff Trail



Asphalt pavement – Mesquite Trail



Asphalt Pavement – Sandy Bluff Trail



Asphalt Pavement – Long Horn Trail



Asphalt Pavement – South Crooked Tree Trail



Asphalt Pavement – Circle Oaks Trail



Asphalt Pavement – Shady Branch Trail



Asphalt Pavement – Secluded Oaks Trail



Asphalt Pavement – Woodridge Trail



Asphalt Pavement – Wildwood Trail



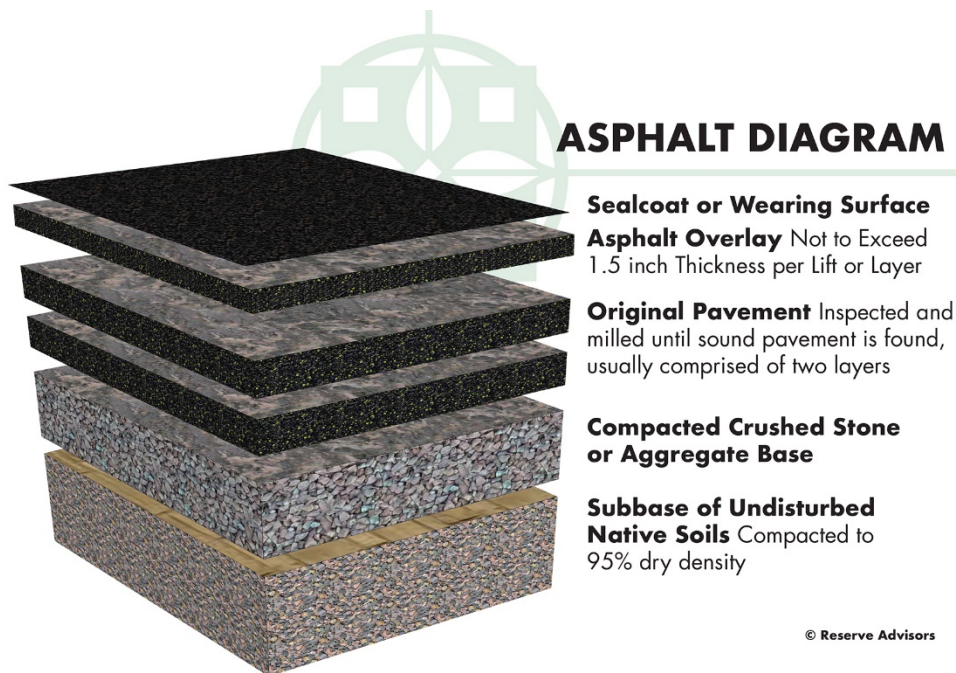
Asphalt Pavement – Lone Tree Trail



Asphalt Pavement – Shady Branch Trail

Useful Life: 15- to 20-years with the benefit of timely crack repairs and patching

Component Detail Notes: The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Trails West:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil

followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Trails West.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area patching of up to ten percent (10%).

Basketball Court, Replacement

Line Item: 4.051

History: Installed in 2019

Condition: Good overall



Basketball court surface



Basketball court goal

Useful Life: Up to 30 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Bridge, Wood, Pedestrian

Line Item: 4.098

Quantity: One bridge located at the waterfall over the south pond

History: Repairs and partial replacements were conducted in 2020 including replacement of the deck boards

Condition: Good to fair



Pedestrian bridge overview



Pedestrian bridge railings



Pedestrian bridge underside

Useful Life: Up to 25 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Bulkhead, Timber

Line Item: 4.099

Quantity: Approximately 40 linear feet at the south pond

History: Unknown

Condition: Poor. The bulkhead has failed.



South pond bulkhead – this retaining wall has failed



South pond bulkhead – soil erosion is evident in the area behind the wall

Useful Life: 15- to 20-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Catch Basins

Line Item: 4.100

Quantity: 40 catch basins²

History: Management informs us that the catch basins are cleaned on an annual basis

Condition: Good to fair overall

² We utilize the terminology catch basin to refer to all stormwater collection structures including curb inlets.



Catch basin overview



Catch basin overview

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan for inspections and capital repairs to the catch basins in conjunction with repaving.

Concrete Curbs and Gutters

Line Item: 4.110

Quantity: Approximately 26,000 linear feet of ribbon curbs at the roadsides and approximately 10,000 feet of standard curbs at the landscape islands within roads

Condition: Good to fair overall with areas of cracks and deterioration



Ribbon curb overview



Standard curb at island overview



Ribbon curb with cracks – Waters Edge Trail



Ribbon curb with severe deterioration – Woodridge Trail



Standard curb with cracks and displacement near tree – Black Willow Trail

Useful Life: Up to 65 years although interim deterioration of areas is common