

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 7,200 linear feet of curbs and gutters, or twenty percent (20%) of the total, will require replacement during the next 30 years.

Docks and Pilings, Composite

Line Item: 4.255

Quantity: One dock which comprises 506 square feet at the common area located at the end of Sandy Bluff Trail

History: The original dock was destroyed during recent storms.



Remains of original dock

Useful Life: 15- 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. Our estimate of cost is based on information provided by Management.

Irrigation System, Replacement

Line Items: 4.419 and 4.420

Quantity: Approximately 95 total zones at various locations:

Location	Approximate Quantity (Zones)
Roadway Landscape Islands	50
North Entrance	6
West Entrance	7
Clubhouse Area	8
Cul De Sacs	24

Condition: Reported unsatisfactory. Management informs us that work to restore function to the irrigation system is currently ongoing. This work includes replacement and repairs to most irrigation system components but does not include replacement of the network of supply pipes.

Useful Life: Up to 40 years

Component Detail Notes: Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves
- Wells

Trails West should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The Association should fund these ongoing seasonal repairs through the operating budget.

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 estimate of zone quantities is based on information provided by the Association's irrigation vendor. Our estimate of capital repair costs is based on information provided by Management. Our estimate of replacement cost is based on total replacement of the irrigation system.

Playground Equipment

Line Item: 4.660

History: Installed in 2019

Condition: Good overall



Playground equipment overview



Swing set overview



Spring riders overview



Safety surface overview

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the Association learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment.

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 estimate of replacement cost is based on materials pricing provided by Management and our estimate of labor.

Pond, Aerator

Line Item: 4.700

Quantity: One aerator

History: Unknown

Condition: Reported satisfactory



Pond Aerator overview

Useful Life: 10- to 15-years

Component Detail Notes: The use of small pumps, motors and aerators circulates pond water and increases the amount of entrained oxygen in the water, increasing water quality and reducing algae growths.

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.

Pond, Erosion Control

Line Item: 4.710

Quantity: Two ponds which comprise approximately 1,350 feet of natural vegetation

Condition: Both ponds exhibit areas of minor shoreline erosion

Useful Life: Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 15 years.

Component Detail Notes: The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shoreline will help maintain an attractive appearance and prevent soil erosion.

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 to install shoreline plantings in combination with partial shoreline stabilization at the ponds along 270 linear feet, or approximately twenty percent (20%), of the shorelines per event.

Pond, Liner

Line Item: 4.720

Quantity: Approximately 2,460 square yards of water surface area at the pond located south of the playground

Condition: Management informs us that the liner is in need of replacement



Pond with liner overview

Useful Life: Up to 20 years

Component Detail Notes: Synthetic pond liners prevent the exchange of nutrients from the bottom of a pond into the above water and therefore decrease the ability of algae to grow. A pond liner can trap air or other dissolved gases beneath the liner. This can cause the liner to float to the surface, although liners are available with pores for gas migration. The use of a pond liner offers good temporary control, but requires the periodic removal and clearing of any growth.

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.

Pond, Sediment Removal

Line Item: 4.730

Quantity: Approximately 3,000 square yards of water surface area at the pond north of the playground

Condition: The pond exhibits extensive algae growth



Pond with algae growth



Pond with algae growth

Useful Life: Based on the visual condition, adjacent deciduous trees and visibly apparent erosion, we recommend the Association anticipate the need to remove pond sediment every 30 years.

Component Detail Notes: The gradual build-up of natural debris, including tree leaves, branches and silt, may eventually change the topography of areas of the pond. Silt typically accumulates at inlets, outlets and areas of shoreline erosion. Sediment removal of ponds becomes necessary if this accumulation alters the quality of pond water or the functionality of the ponds as storm water management structures. Sediment removal is the optimal but also the most capital intensive method of pond management.

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. For reserve budgeting purposes, we estimate the need to remove an average depth of one yard from approximately fifty (50%) of the surface area. However, the actual volume of material to remove may vary dependent upon an invasive analysis at the time of removal. A visual inspection of a body of water cannot reveal the amount of accumulated silt. This is especially true on larger bodies of water. It is therefore inaccurate to assume an entire body of water will require sediment removal. It is more cost effective to spot remove in areas of intense silt accumulation as noted.

Unit costs per cubic yard to remove can vary significantly based on the type of equipment used, quantity of removed material and disposal of removed material. Sediment removal costs must also include mobilization, or getting the equipment to and from the site. Also, the portion of the overall cost to remove associated with mobilization varies based on the volume removed. Costs for sediment disposal also vary depending on the site. Compact sites will require hauling and in some cases disposal fees.

Retaining Walls, Timber

Line Item: 4.760

Quantity: Approximately 440 square feet of retaining walls at the playground and at the path to the wooden walkway

History: Unknown

Condition: Fair Condition with weathered timber evident



Playground retaining wall overview



Playground retaining wall with weathered timber

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.

Security System

Line Item: 4.785

Quantity: Trails West utilizes the following security system components:

- Cameras (15)
- Monitor (1)
- Recording equipment

History: Unknown

Condition: Reported satisfactory



Security cameras at north entrance



Security cameras at west entrance



Monitor at office

Useful Life: Up to 10 years

Preventative Maintenance Notes: We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. 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:

- Weekly:

- Clean card readers and other frequently used equipment of dust and other materials that may prevent proper operation
- Monthly:
 - Check access points for proper operation
 - Check cameras for proper focus, fields of view are unobstructed and camera and lenses are clean and dust-free
 - Check recording equipment for proper operation
 - Verify monitors are free from distortion with correct brightness and contrast
- Annually:
 - Check exposed wiring and cables for wear, proper connections and signal transmission
 - Check power connections, and if applicable, functionality of battery power supply systems

Priority/Criticality: Per Board discretion

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

Shuffleboard Courts, Replacement

Line Item: 4.805

History: Original

Condition: Good to fair overall with stains to the playing surface



Shuffleboard courts overview



Shuffleboard court with stains

Useful Life: Up to 40 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.

Signage, Street and Traffic

Line Item: 4.810

Quantity: 54 wood signs

History: Unknown. Management informs us of the intent to replace the signs in the next year.

Condition: Fair overall with areas of finish deterioration and wood rot



Street and traffic sign overview



Street and traffic sign with wood rot



Street and traffic sign with finish deterioration



Street and traffic sign with wood rot and finish deterioration

Useful Life: 15- to 20-years

Component Detail Notes: The community signs contribute to the overall aesthetic appearance of the property to owners and potential buyers. Replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific time for replacement of the signs is discretionary.

Priority/Criticality: Per Board discretion

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

Site Furniture

Line Item: 4.820

Quantity:

- Benches (6)
- Picnic tables (5)

History: Unknown

Condition: Good to fair overall



Bench at shuffleboard court

Useful Life: 15- to 25-years

Priority/Criticality: Per Board discretion

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

Tennis Courts, Color Coat

Line Item: 4.830

Quantity: 1,600 square yards comprising two tennis courts

History: Unknown

Condition: Good to fair overall with color fade evident



Tennis court overview



Tennis court with color fade evident



Tennis court with color fade evident

Useful Life: Four- to six-years

Component Detail Notes: Prior to the application of the color coat, the Association should require the contractor to rout and fill all cracks with hot emulsion. This deters water infiltration and further deterioration of the asphalt playing surface.

Priority/Criticality: Not recommended to defer

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

Tennis Courts, Fence

Line Item: 4.840

Quantity: 320 linear feet of full size fence and 120 linear feet of three-foot fence

History: Original

Condition: Fair overall with minor damage and finish deterioration evident



Tennis court fence overview



Tennis court fence with stains and finish deterioration



Tennis court fence with past repair evident

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

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

Tennis Courts, Surface

Line Item: 4.860

Quantity: 1,600 square yards of asphalt comprising two tennis courts

History: Original

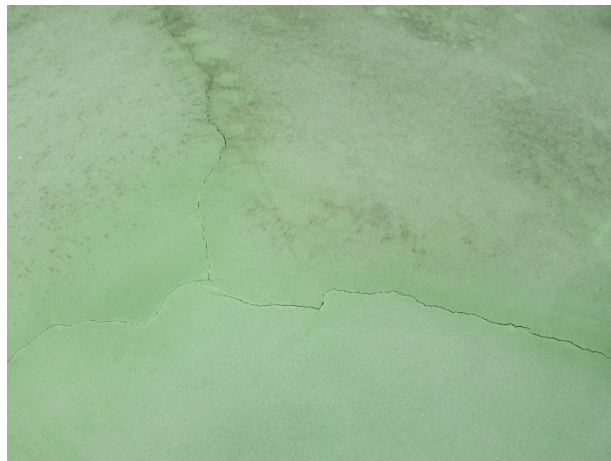
Condition: Good to fair overall with surface cracks evident



Tennis court surface with cracks



Tennis court surface with cracks around fence post



Tennis court surface with cracks

Useful Life: Up to 35 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.

Pool Elements



Pool overview



Pool overview

Deck, Pavers

Line Item: 6.200

Quantity: 3,300 square feet

History: The pavers were replaced within the past five years.

Condition: Good to fair overall condition with isolated damaged and displaced pavers evident



Pool deck overview



Pool deck with damaged and displaced pavers



Pool deck with displaced pavers

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. We recommend the Association fund interim inspections, partial replacements and repairs through the operating budget.

Fence, Aluminum

Line Item: 6.400

Quantity: 260 linear feet

History: Replaced in 2020

Condition: Good



Aluminum fence overview



Aluminum fence overview

Useful Life: Up to 25 years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is provided by Management.

Furniture

Line Item: 6.500

Quantity: The pool furniture includes the following:

- Chairs (13)
- Lounges (15)
- Chairs (13)
- Tables (5)
- Ladders and life safety equipment

History: Management informs us of the intent to replace the furniture in the near term

Condition: Fair overall with isolated damaged strapping



Pool furniture overview



Pool furniture overview

Useful Life: Up to 12 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend interim re-strapping, refinishing, cushion replacements, reupholstering and other repairs to the furniture as normal maintenance to maximize its useful life.

Mechanical Equipment

Line Item: 6.600

Quantity: The mechanical equipment includes the following:

- Automatic chlorinator
- Controls
- Filters
- Interconnected pipe, fittings and valves
- Pumps

History: Varied. The filters were replaced within the past year.

Condition: The mechanical equipment house was flooded at the time of the inspection due to a minor part failure. Management informs us that this minor repair will be funded through the operating budget. Otherwise the condition is reported satisfactory.



Mechanical equipment overview

Useful Life: Up to 15 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. Failure of the pool mechanical equipment as a single event is unlikely. Therefore, we include replacement of up to fifty percent (50%) of the equipment per event. We consider interim replacement of motors and minor repairs as normal maintenance.

Pool Finishes, Plaster and Tile

Line Items: 6.800 and 6.801

Quantity: 2,100 square feet of plaster based on the horizontal surface area and approximately 190 linear feet of tile

History: The plaster and tile finishes were replaced in 2018

Condition: Good overall



Plaster and tile finishes



Plaster and tile finishes

Useful Life: 8- to 12-years for the plaster and 15- to 25-years for the tile

Component Detail Notes: Removal and replacement provides the opportunity to inspect the pool structure and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structure, we recommend the Association budget for the following:

- Removal and replacement of the plaster finish
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

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 budget for full tile replacement every other plaster replacement event.

Structure

Line Item: 6.900

Quantity: 2,100 square feet of horizontal surface area

History: Original

Conditions: Visually appears in good condition. The concrete floor and walls have a plaster finish. This finish makes it difficult to thoroughly inspect the concrete structure during a noninvasive visual inspection.



Pool structure

Useful Life: Up to 65 years

Component Detail Notes: The need to replace a pool structure depends on the condition of the concrete structure, the condition of the embedded or concealed water circulation piping, possible long term uneven settlement of the structure, and the increasing cost of repair and maintenance. Deterioration of any one of these component systems could result in complete replacement of the pool. For example, deferral of a deteriorated piping system could result in settlement and cracks in the pool structure. This mode of failure is more common as the system ages and deterioration of the piping system goes undetected. For reserve budgeting purposes, we recommend Trails West plan to replace the following components:

- Pool structure
- Subsurface piping

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.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments



- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The Association can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.