December 31, 2025

Hello River View Vista Owners,

We're pleased to share a December update on the RVVE Deck Replacement Project. We are nearly complete with the canyon-side units and will soon be transitioning to the final three buildings located on the golf course side of the neighborhood. The project continues to move forward with steady progress, and we appreciate everyone's patience and cooperation as we near the final phases of this large, community-wide improvement effort.

Updated Holiday Work Schedule

- No work scheduled on New Year's Day
- Potential for light work on 1/2/25
- Full construction activities resume on 1/5/25

Project Timeline & Progress

Start dates for each building have remained consistent; however, completion timelines for recent buildings have extended to approximately five-plus weeks per building. Canyon-side units required additional time due to deck height, access, and inspection requirements. As work shifts to the golf-side buildings, we expect improved access and a more efficient pace and remain confident the project will be completed by the end of March 2026.

Hot Tub Ordering & Installation Update

For whole-ownership units, ECM will be reaching out directly to the remaining owners to begin the hot tub ordering process. Delivery timelines will continue to be monitored as we move into 2026.

Deck and Railing Care Guides – Coming Soon

Deck Care Guides are being finalized to help owners properly care for and maintain their new decking materials. These guides will include general care recommendations and best practices to help preserve the appearance and longevity of the decks and railing. The finalized Deck Care Guides will be distributed with our January community communication and will be uploaded to AppFolio for those owners utilizing the owner's portal.

For fractional ownership units, Eagle Crest Maintenance will be provided with this information and will oversee deck care on behalf of the fractional owners.

Project Budget and Billing:

Eagle Crest Management works closely with the Board Liaison on many aspects of this project, including project payouts. All invoices related to the Association's portion of the project are reviewed and approved by three Board members before being submitted to the bank servicing the loan for payment.

As shared in prior communications, Eagle Crest Management is preparing to offer flexible payment options to accommodate both whole and fractional owners. At this time, owners can expect the following general options:

- **Pay-in-Full Option (Post-Construction, Interest-Free**): Owners may pay their full assessment amount up front, avoiding post-construction interest charges.
- **Quarterly Billing Option**: Payments may be spread out on a quarterly schedule for greater flexibility.
- **Annual Pre-Payment Option**: Owners who begin with quarterly payments will also have the option to pay off their remaining balance in full at the start of a new billing year to reduce or eliminate interest accrual.

The deck replacement project costs continue to track on budget and are in line with what was originally shared with owners in December of 2024. As shown below, the board decided that six (6) Unit Classes would reasonably capture the cost differences.

Unit Class	Description	Pending Unit Assignment
1	Golf Unit, Size A (large deck) (6)	16, 20, 22, 26, 28, 32
2	Golf Unit, Size B (small deck) (3)	18, 24, 30
3	Canyon Unit, Size A (large deck), Height 1 (<6') (17)	1, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 19, 51, 55, 57, 61
4	Canyon Unit, Size A (large deck), Height 2 (>6') (10)	21, 25, 27, 31, 33, 37, 39, 43, 45, 49
5	Canyon Unit, Size B (small deck), Height 1 (<6') (6)	2, 4, 5, 17, 53, 59
6	Canyon Unit, Size B (small deck), Height 2 (>6') (5)	23, 29, 35, 41, 47

The preliminary cost per Unit by Deck Class excluding cost to replace skirting is shown in the table below. Skirting costs (if applicable) will be tallied at the completion of the 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')
$ 34,448	$ 20,765	$ 39,728	$ 42,400	$ 22,646	$ 23,962

We continue to anticipate that the construction phase will conclude in Q1 of 2026. Once construction is complete, the billing process for each owner's share of the project costs will begin. Additional details, including total assessment amounts, due dates, and formal payment plan enrollment instructions, will be shared as we near project completion. We understand that financial planning is important, and we remain committed to providing clear and timely updates.

We greatly appreciate your patience and cooperation as the project team works to complete this important community improvement. If you have any questions regarding the project schedule or unit access, please do not hesitate to contact Eagle Crest Management.

If you have questions, please contact us at ownerservices@eagle-crest.com.

Wishing everyone a safe and happy New Years!

Warm regards,
Eagle Crest Management

Schedule as of December 31st, 2025

RVVE Deck Replacement	Tentative Start Date	Tentative End / Completion Date
RV 43 - 1924 Red Tail Hawk Dr	10/27/2025	11/25/2025 (original) 12/5/2025 (updated) Inspection Passed 12/24/25
RV 41 - 1930 Red Tail Hawk Dr		
RV 39 -1936 Red Tail Hawk Dr		
RV 49 - 1904 Red Tail Hawk Dr	11/17/2025	12/16/2025 (original) 1/9/25 (Updated)
RV 47 - WORLDMARK		
RV 45 - 1916 Red Tail Hawk Dr		
RV 55 - 1844 Red Tail Hawk Dr	12/8/2025 (Original) 12/1/2025 (Moved up)	1/6/2026 (Original) 1/16/25 (Updated)
RV 53 - 1850 Red Tail Hawk Dr		
RV 51 - 1856 Red Tail Hawk Dr		
RV 61 - 1824 Red Tail Hawk Dr	12/29/2025	1/27/2026
RV 59 - 1830 Red Tail Hawk Dr		
RV 57 - 1836 Red Tail Hawk Dr		
RV 20 - 1981 Red Tail Hawk Dr	1/19/2026	2/17/2026
RV 18 - 1985 Red Tail Hawk Dr		
RV 16 - 1987 Red Tail Hawk Dr		
RV 26 - 1971 Red Tail Hawk Dr	2/9/2026	3/10/2026
RV 24 - 1975 Red Tail Hawk Dr		
RV 22 - 1977 Red Tail Hawk Dr		
RV 32 - 1963 Red Tail Hawk Dr	3/2/2026	3/31/2026
RV 30 - 1965 Red Tail Hawk Dr		
RV 28 - 1967 Red Tail Hawk Dr		
Shows unit groups by building		