October 9th, 2025

Hello River View Vista Owners -

The deck replacement project continues to move forward with steady progress. The good news is that the scheduled start dates for individual decks remain unchanged. However, we do want to share that the construction timeline has been extended. Instead of taking about four weeks per building, we now anticipate six to seven weeks. It is unclear how many buildings will be impacted at this time, however as we near completion of RV 27, 29 and 31 we will have a better idea of the time extension needed and how many buildings this will impact.

The additional time is due primarily to the height of elevated decks on the canyon-side units, which are more complex and require extra time and care to complete. To minimize the amount of additional time needed, the contractor will increase the crew size and also work on Saturdays. As construction moves further down the canyon units and the decks get closer to grade, we expect the timeline to return to approximately four weeks per building.

Eagle Crest Project Management (ECPM) is aware of water spots on the railing and has determined the cause. ECPM has directed the contractor to store the railings away from the irrigation water. Water spots on the railing will be removed as part of the final cleanup of each deck.

Owner feedback mentions construction debris left after the deck has been completed. The Board has instructed and will remind ECPM that construction debris is to be removed as part of the final cleanup of each deck.

Current Building Status:

- **RV 1 – 14:** Inspections passed; construction complete.
- **RV 15, 17 & 19**: Inspections passed; construction complete.
- **RV 21, 23 & 25**: Projected new completion date of 10/10/2025.
- **RV 27, 29 & 31**: Projected original completion date of 10/14/2025, anticipating extending completion to 10/17/2025.
- **RV 33, 35 & 37:** Demo has begun on schedule, anticipating extending completion to 11/21/2025.

Owners may notice the contractor beginning to dig footings for buildings scheduled later in the project. Boards have been placed over the footing holes, and caution tape is being used to clearly mark the work zone. For your and your guests safety, please stay out of the construction area around the base of the decks.

Hot Tub Update

Hot tub replacements are also progressing. To make this process more efficient, ECM has secured a larger crane to assist with installations. The larger crane is necessary due to the distance from the parking areas to the hot tub platforms, which makes maneuvering standard equipment more challenging. At the same time, ECM is working closely with contractors to identify strategies that help keep removal and installation costs as cost-effective as possible for owners.

Maintenance Planning

Looking ahead, ECM is preparing a standard maintenance plan for the new decks and railing systems. This plan will provide guidance on proper care for the Trex decking and railings, helping to preserve their durability and appearance for years to come.

REMINDERS

- **Whole-Owned Unit Owners – Action Required**
  ECM will need access to your unit at the time of final inspection. The County inspection includes both an interior electrical panel inspection and a top-side stress test of the railing. ECM will contact whole owners in advance to coordinate access.
- **Safety**
  We want to emphasize the importance of safety as the work continues. Owners and guests should not enter or walk through active construction sites under any circumstances. Your cooperation helps keep both the crews and the community safe.

Owner Feedback

As noted above, we are making steady progress. Owners of the completed units are being asked to provide feedback on their experience with the project. Specifically, we are requesting feedback on the following:

- Overall impressions of the new deck and hot tub (if applicable)
- Any aspects of the construction process that could be improved
- Positive experiences or highlights that owners would like to share with the Board

Both whole and fractional owners are invited to participate. To allow time for owners to fully experience the new decks, a feedback request is sent approximately 5–6 weeks after completion. Additional reminders will be shared as needed to encourage participation. Your feedback can be sent to tori.swearingen@eagle-crest.com.

The below feedback has been shared with ECM and provided to the Board for further review.

- RV13: “This week I finally had a chance to experience the new deck and hot tub at Unit 13. It’s wonderful, the overall look and the features and look of the new hot tub. Job well done. Thank you. Please advise. It would be wonderful if during our next maintenance week that the 3 entry doors on our deck could be replaced. Then the overall look of the deck project would greatly increase.”

- RV12: “Here’s my take on the deck replacement. Positives: *Love the color of the Trex. Smart to leave a larger gap between the boards. Lets debris and snow get through much easier which can cause deterioration over time on the Trex. Railing looks great. Love the powder coated metal. Much better look. Negatives: Contractor left a lot of debris (nails and other metals) all over the ground. Disappointing to see such a great new deck and railing yet still have the same old deteriorating deck and railing upstairs. My apologies if this was previously discussed with the owners but I’m just now in the loop.”

- RV4: “The difference is that it now feels like a new deck. It is nice to have something new, though now there is more contrast between the old siding and the new decking, making the siding look more scruffy than before! The design of the new railing is an improvement over the old railing design. I was not on site during the work, therefore I have no complaints of how the construction was handled.”

- RV12: “I think the new deck is great - especially the railing. It looks really nice. It does, however, highlight how poor of condition the siding is in. We already had a new hot tub but we do like it being sunken again. As far as construction - we tried to be in the unit while they were doing our deck. It wasn’t supposed to be the same week but there was a construction delay. We stayed one day and it was impossible to be there at the same time. We left which was a wasted round trip from Portland. Overall I think you guys did a good job. Thank you.”

- RV10: “Thank you for all your work to help coordinate this massive project. The deck is very well constructed and visually appealing. We are grateful for the work by the team and for the push to have the deck and hot tub completed by Memorial Day, so we could enjoy the long weekend. A couple of items of additional feedback. The black metal railing choice is an interesting one. The metal gets really hot and also shows a lot of water spots. Also, the installation team made some noticeable marks when cutting/installing the railing which I cannot seem to cover. That’s it. Next question is: what is the plan for the siding? It needs paint and/or replacement badly. Please pass my thanks to everyone involved. Thank you again.”

- RV9: “We love the hot tub and new deck. It really looks great!!

We sincerely thank Owners for taking the time to provide feedback on the project. We greatly appreciate your patience and cooperation as this project continues. If you have any questions about the construction schedule, unit access, or the feedback process, please don't hesitate to contact Eagle Crest Management at ownerservices@eagle-crest.com

Note that the scheduled completion dates for decks not yet started does not reflect the extended construction timeframe. As we have a better understanding of the impacted buildings and timeframe, an updated schedule will be provided.

Deck Replacement Schedule as of October 9th, 2025

RVVE Deck Replacement	Tentative Start Date	Tentative End / Completion Date	Completed / Inspection Date
RV 19 - 1982 Red Tail Hawk Dr	8/4/2025	9/2/2025	9/3/25 Completed
RV 17 - 1986 Red Tail Hawk Dr			
RV 15 - 1990 Red Tail Hawk Dr			
RV 25 - 1970 Red Tail Hawk Dr	8/25/2025	9/23/2025 (original) 10/10/2025 (updated) DELAY	Projected New Completion Date 10/10/2025
RV 23 - 1974 Red Tail Hawk Dr			
RV 21 - 1978 Red Tail Hawk Dr			
RV 31 - 1962 Red Tail Hawk Dr	9/15/2025	10/14/2025 (original) 10/17/2025 (updated) DELAY	Construction started
RV 29 - 1966 Red Tail Hawk Dr			Anticipate a delay in completion
RV 27 - 1968 Red Tail Hawk Dr			10/17/2025
RV 37 - 1940 Red Tail Hawk Dr	10/6/2025	11/4/2025 (original) 11/21/2025 (updated) DELAY	Construction started
RV 35 - 1948 Red Tail Hawk Dr			Anticipate a delay in completion
RV 33 - 1950 Red Tail Hawk Dr			11/21/2025
RV 43 - 1924 Red Tail Hawk Dr	10/27/2025	11/25/2025	
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	
RV 47 - WORLDMARK			
RV 45 - 1916 Red Tail Hawk Dr			
RV 55 - 1844 Red Tail Hawk Dr	12/8/2025	1/6/2026	
RV 53 - 1850 Red Tail Hawk Dr			
RV 51 - 1904 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			