August 19th, 2025

Hello River View Vista Owners -

The deck replacement project continues to move steadily, with strong progress made in recent weeks. As of this update, all duplex units on Snowgoose Lane have been completed (14 units total across 7 buildings).

Construction has now started on the tri-plex units, which present a larger and more complex scope of work. Because many of these decks are elevated, additional safety precautions are being implemented. The contractors are prepared for these challenges and are moving forward carefully and deliberately to ensure both safety and high-quality results.

As part of these safety measures, contractors may be completing certain preliminary tasks beneath the decks in advance of a unit's construction start date. This work may generate some short-term noise; however, owners and guests scheduled in the unit at the time will be notified in advance. We do not anticipate this activity to be overly disruptive.

The tri-plex units may also require a longer construction duration due to their complexity, which could affect the overall schedule. At this time, the schedule remains unchanged; however, if adjustments become necessary, updates will be communicated once any impacts are confirmed.

Current Building Status:

- **RV 1 – 14:** Inspections passed; construction complete.
- **RV 15, 17 & 19**: Demolition began August 4; construction underway with anticipated completion September 2.
- **RV 21, 23 & 25**: Preliminary safety work scheduled the week of August 18; demolition to begin August 25.
- **RV 27, 29 & 31**: On schedule to begin demolition September 15.

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.

Please review the **Current Deck Replacement Schedule** included on page 4 of this communication. At this time, no changes have been made to the upcoming start dates.

Owner Feedback

As noted above, 14 units have now been completed. Owners of these 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.

Hot Tub Installation



ECM has now completed several hot tub replacements, and, as a result, we have a clearer understanding of the associated costs. The average cost for removal and installation is approximately $1,700. This amount includes scheduling, draining, removal and disposal, crane services, electrician services to bring the disconnect up to current code, and the removal and reset of deck furnishings and BBQs.

For fractional owners, a full breakdown of the reserve costs associated with the hot tub replacement for their unit will be provided. Whole owners are given options regarding ECM's level of involvement, including full management of the replacement, partial management, or owner-managed replacement; each with its own associated cost.

As you can see, this is no small task! (Photo shown: hot tub removal in progress at Unit 15)

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.

The deck replacement project costs continue to track on budget.

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.

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.

→ See page 4 for the current deck replacement schedule

Deck Replacement Schedule as of August 19th, 2025

RVVE Deck Replacement	Tentative Start Date	Tentative End / Completion Date
RV 14 - 2430 Snowgoose Dr	3/10/2025	4/8/2025
RV 13 - 2420 Snowgoose Dr		
RV 12 - 2400 Snowgoose Dr	3/31/2025	4/29/2025
RV 11 - 2390 Snowgoose Dr		
RV 10 - 2350 Snowgoose Dr	4/21/2025	5/20/2025
RV 9 - 2340 Snowgoose Dr		
RV 8 - 2320 Snowgoose Dr	5/12/2025	6/27/2025
RV 7 - 2310 Snowgoose Dr		
RV 6 - 2280 Snowgoose Dr	6/2/2025	7/1/2025
RV 5 - 2270 Snowgoose Dr		
RV 4 - 2250 Snowgoose Dr	6/23/2025	7/22/2025
RV 3 - 2240 Snowgoose Dr		
RV 2 - 2210 Snowgoose Dr	7/14/2025	8/12/2025
RV 1 - 2200 Snowgoose Dr		
RV 19 - 1982 Red Tail Hawk Dr	8/4/2025	9/2/2025
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
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
RV 29 - 1966 Red Tail Hawk Dr		
RV 27 - 1968 Red Tail Hawk Dr		
RV 37 - 1940 Red Tail Hawk Dr	10/6/2025	11/4/2025
RV 35 - 1948 Red Tail Hawk Dr		
RV 33 - 1950 Red Tail Hawk Dr		
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		