

July 15, 2018

To: Owners of BCVA

From: Sewer Steering Committee

Re: Update

Friday the 13th was a positive day for our Association. The last sewer laterals in Section One were lined and the SPT crew is ready to move to Section Two.

A handful of cosmetic repairs need to be made in Section One. The Association will have about \$1000 in repairs that are the result of previous boards allowing owners to put paver stone patios over the clean-outs and sewer lines. The stones had to be removed in order to access the original clean out and for the lines to be serviced. After these units have been serviced, the Association (by our documents) must pay the expenses to reset the paver stones.

The Sewer Steering Committee was aware of most these situations and built the extra expense into the Contingency funds of the loan. In planning for the sewer project, the committee felt that current and future boards consider the community's infrastructure before approving any unit owner projects that can impact the common element and cause unnecessary expenses. (Hindering access to drain lines, water lines, electrical service, etc.)

Of the 34 units in Section One, 33 were eligible for the project (one owner chose to lay PVC). 18 unit owners participated with SPT. Of these, 12 units had varying degrees of cracking or holes in the waste lines. Almost all of the shared laundry lines had cracking and/or root intrusion. Only four of the hundreds of fittings were cracked. Three of those four fittings were cracked and were able to be lined without cutting open the floor. The clubhouse had the only fitting that required cutting open the floor to replace the fitting.

A summary of the budget and how much lining was done will be forthcoming once all of the Clubhouse and Section One details have been received from SPT.

The Committee appreciates your cooperation and patience.

Estimated schedule of work (subject to weather and unexpected delays)

July 16-20 5852 & 5856 Driftwood Place

July 23-25 5891 & 5887 Tidewood Ave.

July 26-27 & July 30 –August 3 5883, 5879, 5875, & 5871 Tidewood

August 6-9 5869-5865 Tidewood

Thank you,

Bridget Spence

Casey Management

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