

The Townes at Kettle Creek Owners Association, Inc.

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July 17, 2012

Dear Townes at Kettle Creek Owner:

Things have progressed with the construction project faster than expected! Unfortunately, this notice and schedule will have to substitute for community meeting with the contractor as they start this coming Monday.

As you are no doubt aware, your Association Board worked diligently over the past 12 months to arrive at a settlement with your former builder to handle various construction issues within the Community.

After multiple interviews and bids from various contractors, Sunwest Building Company was chosen to complete multiple projects throughout the entire Community. The work is scheduled to begin this coming Monday and be completed within 100 working days. A working day is any day where weather does not cause a work stoppage.

Listed below you will find a written schedule of the work to be done by building. In addition, we have attached a map that shows the number of each building as referenced in this schedule so you can easily reference when the work around your home should be starting and finishing. You can also reference the schedule and maps in color anytime on the website at www.townesatkettlecreek.com. Simply go to the "Docs & Info" tab and then the "HOA Information" tab.

This is a significant construction project designed to correct the drainage throughout the Community and protect your homes for the long term. We apologize in advance for any inconvenience this work may cause, but please understand the long range benefits are substantial. Should you have questions or encounter issues, please make me your primary point of contact. **Emails are the fastest and most effective method of contacting me at Darren@zandrmgmt.com.** Thank you very much.

Darren H. Burns
Property Manager

CONSTRUCTION SCHEDULE

Start Date, Monday, July 23, 2012

BEFORE THE BEGINNING OF EACH PHASE, FLYERS WILL BE POSTED ON THE DOORS OF INDIVIDUAL UNITS.

Phase 1

Buildings #1, #2 & #3.

Building #1 includes extending drains from the gutter system and repairing the small retaining wall on the southwest corner. **There should be no access problems to building #1.**

Building #2 includes a drainage swale installation and removal & replacement of the concrete approaches (sidewalks perpendicular to buildings) to Units 3072 & 3078 Ironston. **During construction residents in building #2 will need to access their units from their garages.**

Building #3 includes remove and replace 72 LF of retaining wall, sidewalk and handrail and drain pipe extensions for all the units. **During construction residents in building #3 will need to access their units from their garages.**

Work on these units should be complete in three weeks.

Phase 2

Buildings #4, #5 and #8.

Buildings #4 & #5 include removal and replacement of concrete approaches (sidewalks perpendicular to buildings) and drainage swale work. **During construction residents in buildings #4 & #5 will need to access their units from their garages.**

Building #8 includes removal and replacement 75 lineal feet of wall, sidewalk and handrail and installation of landscape rock. **Residents in building #8 Units 10736 and 10730 Horseshoe Creek will need to access their units from their garages.**

Work on these units should be complete in four weeks.

Phase 3

Buildings #10, #11 and #12

Buildings #10 & #11 include removal and replacement of concrete approaches (sidewalks perpendicular to buildings), sidewalk and drainage pipe extensions.

During construction residents will need to access their units from their garages.

Building #12 includes remove and replacement of 132 lineal feet of retaining wall, sidewalk and handrail and 50 lineal feet of additional sidewalk. **During construction residents will need to access their units from their garages.**

Work on these units should be complete in five weeks.

Phase 4

Buildings #6, #7 and #9

Building #6 & #7 includes removal & replacement of concrete approaches (sidewalks) and drainage swale work. **During construction residents in buildings #6 and #7 will need to access their units from their garages.**

Building # 9 includes installing landscape rock.

Work on these units should be complete in three weeks.

Phase 5

Buildings # 13 and #14

Buildings #13 & #14 include removal and replacement of concrete approaches (sidewalks perpendicular to buildings), sidewalk and drain pipe extensions. **During construction residents will need to access their units from their garages.**

Work on these units should be complete in three weeks.

Phase 6

Areas #1, #2 and #3. Install concrete swales and curb & gutter repair.

Work in these areas should be complete in three weeks.



Imagery Date: 10/22/2011

38°59'08.81" N 104°46'06.62" W elev: 6896 ft

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Eye alt: 7992 ft