

Construction Update

Week 4: May 8-14, 2011

Weather continues to be a major player in the construction project. Hank reported that an additional 4 inches of snow turned the site into a huge mud zone, as shown in some of the attached pictures that he took on site. One might think we were competing for a slot on the “Dirtiest Jobs” reality show. Hank indicated that the pace picked up as the weather became better later in the week. Aspen Earthmoving is working on the sewer line that needs to be installed in the roadway running down the middle of the property before the shoring installation can start. Work is also progressing on the backside of the complex where a new sewer line is being installed down by the bike trail. Work has begun on building B and C on replacing trim that needs it, and replacing the facade boards under all the decks. These buildings have also been power washed on all sides. Aspen Tree Service was on site Friday removing a few of the aspen and spruce trees that have grown up in front of the amenity area and building A. In order to make up for weather delays, Saturday this week is scheduled as a work day.

At its mid-week conference call, the Board addressed several issues including the construction budget, open items, repairs to owner-initiated improvements, and the policy on owner use of common area storage spaces, such as the area below Building A. The Board reiterated the “use at your own risk” policy that has governed storage in the past, such that the homeowner’s association is not liable for individual owner property lost, damaged, or missing from the common area storage.

The Board also asked the design team at the Neenan Company to provide computer-schematics of the final two main paint palettes under consideration. The majority of Design Committee members recommended the palette shown in the attached picture, and the Board endorsed that recommendation with the notation that deck railings and deck fascia boards be finished in the quiver tan accent color rather than the brown trim color. The Design Committee of Barb Kwiatkowski, Bill Argeros, Kirk Samsel, and Harvey Federman deserve a great thank you for their diligence and work on this.

The Board also asked for new sketches of options for the retaining wall extensions around the parking area so that an optimal accommodation can be found for several competing concerns of traffic and pedestrian safety, shielding the upper level units in the buildings below the parking lot from headlights when cars drive through and park at night, retaining the limited view planes and sunlight for those in the lower units of the lower buildings, and shielding the lower stairwells and units from the flow of dirt and detritus that rains down from the parking area – all the while trying to balance cost and aesthetic considerations.

Until next week Greer Fox (greerfox@charter.net)

Some pictures: The first two pictures are of the conditions that prevail on the construction site. So glad I don't have to do the laundry!



Next are two pictures showing the sewer line dig and the removal of some of the timbers. Additional construction pictures have been posted on the webpage for this week.



Finally, you'll see a computer-generated schematic of Building G (note the blue sky – it's a computer-generated image) with the color palette that was chosen shown in the picture. This color palette provides a nice contrast among the primary (khaki), accent (quiver tan), and trim (fiery brown) colors, and it also will freshen up the look of the complex and make us distinctive from our Woodbridge and Seasons Four neighbors.

