

**Clearmeadows at Fisher's Landing  
CRC Property Details & Condition Summary**

**1. Property Description:** The following details pertain to Clearmeadows at Fisher's Landing:

**Legal Name:** Clearmeadows Community Association

**Physical Address:** SE 20<sup>th</sup> Street & SE 176<sup>th</sup> Avenue – Vancouver, WA.

**Property Type:** Planned Development

**Number of Lots:** 417

**Year Constructed:** 1993-1995

**Incorporation Date:** 9/23/1993

**2. Reserve Fund Component Inventory:** The Association is responsible for repair and replacement of common area components including, but not limited to:

- **Concrete paved sidewalks & shared driveways**
- **Asphalt alley pavement**
- **Common area landscaping**
- **Wooden perimeter fencing**
- **Entrance monuments**
- **Irrigation equipment**
- **One pocket park**

**3. Owner Responsibilities:** Owners are responsible for the maintenance, repair and replacement costs for their individual homes and improvements to their respective lots up to the property line of said lots, as defined by the approved plat map, and the Association's governing documents.

**4. Condition Assessment Summary:** The common area components within the Clearmeadows Community Association were inspected on August 13 & 15, 2010 by Carson M. Horton, RS and Law Broili of Capital Reserve Consultants, LLC. A photographic survey of existing condition was completed at that time. The weather at the time of the inspection was clear with a temperature of approximately 90 degrees.

The property was found to be in good condition overall. The common area components which are the subject of this reserve study were generally found to be in fair to good condition with the exception of concrete sidewalk pavement which was found to be in poor condition along SE 176<sup>th</sup> Avenue and at isolated locations throughout the remainder of the community.

**Concrete Pavement:** The sidewalks along SE 176<sup>th</sup> Avenue are damaged and will continue to deteriorate due to the presence of tree roots which are causing upheaval of pavement surrounding the street tree wells along this section of SE 176<sup>th</sup> Avenue.

Similar conditions exist along SE 20<sup>th</sup> Street, SE 184<sup>th</sup> Avenue and SE 185<sup>th</sup> Avenue; although pavement deterioration is generally not as severe in these locations. Pavement replacement along SE 176<sup>th</sup>

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Avenue should be considered a high priority by the Association due to the presence of numerous trip hazards which have resulted from the movement of the pavement.

A trip hazard is defined as any difference in the surface elevation of two adjacent sections of pavement which is more than ½". These conditions present a trip and fall hazard for pedestrians and bicyclists who use these pathways. The level of foot traffic along SE 176<sup>th</sup> Avenue (both walkers and joggers) is relatively high, increasing the probability that a trip and fall event may occur. Such conditions create an ongoing liability for the Association.

This reserve study provides funding for replacement of the sidewalks along SE 176<sup>th</sup> Avenue in 2012; and funding for replacement of the remaining sidewalks in 2023 and 2028. Safety repairs should be completed as required to eliminate trip hazards, until replacement is scheduled to occur.

CRC recommends the Association consult with an Arborist or tree care and pruning expert to determine whether or not the roots of the street trees may be pruned, removed or otherwise mitigated to prevent further damage to the sidewalk pavement. Enlarging of the tree wells at the time the pavement is replaced may also be beneficial in preventing damage to the pavement.

The Association may also want to consider alternative remedies for addressing the defective pavement. Enlarging of the tree wells by saw-cutting the concrete and grinding of uneven pavement surfaces may be possible in some locations depending on the severity of the heaving and settling of the pavement. CRC recommends the Association consult with a pavement contractor and tree expert to determine a suitable course of action at which time this reserve study should be updated to reflect the anticipated reserve expenditures required to complete the pavement repairs.

**Wooden Fencing:** 5 ft. and 6ft. wooden perimeter fencing is located along the west and north boundary of the community at SE 176<sup>th</sup> Avenue and SE 20<sup>th</sup> Street; and at the north ends of SE 180<sup>th</sup> & SE 184<sup>th</sup> Avenue along the east and west sides of both streets. A small section of association maintained fencing is also located to the south of SE 24<sup>th</sup> Way east of the intersection with SE 183<sup>rd</sup> Loop.

3 ft. and 4 ft. wooden separation fencing of the same design is located at the rear and sides of individual lots which border the public park known as Clearmeadows Park; and along the north and south perimeters of the association maintained pocket park located between SE 184<sup>th</sup> Avenue and SE 185<sup>th</sup> Avenue.

The fencing is sealed with a solid body pigmented paint or stain of unknown composition. Maintenance, repair and resealing of the fencing should result in a prolonged life expectancy due to the nature of the fence design which includes metal support posts and a 2" x 6" wooden cap rail which is attached to the top of the vertical fence boards and provides a protective barrier which helps to prevent water from entering the top of the vertical fence pickets.

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The condition of the fence is generally good with extensive repairs having been completed in 2009. CRC recommends the Association continue with a pro-active maintenance program in an effort to prolong the life expectancy of the fence.

This reserve study includes a funding provision of \$25,000 in 2014 and 2019 for repair and touch up painting of the existing fencing with fence replacement scheduled to begin in 2023.

**Mailboxes:** The existing mailboxes are pedestal mounted cluster box design which house incoming mailboxes in clusters ranging from 8 to 16 boxes with one box in each cluster is reserved for outbound mail. Adjacent to each mailbox cluster is a separate pedestal mounted cluster of 2 incoming large parcel mailboxes which are used for receipt of oversized parcels.

The mailboxes are showing signs of wear and deterioration consistent with their age. The life expectancy of the mailboxes is approximately 20 years. Based on the condition as of 2010 the Association should anticipate replacement will be required at or near the 20 year mark.

CRC recommends replacement with a 16 box pedestal mounted cluster box design which also contains 2 incoming parcel boxes housed within one assembly. This design would only require the installation of one new box at each location rather than separate pedestal mounted assemblies similar to the existing installations.

This reserve study includes a funding provision for replacement of the mailboxes in 2013. Information about the mailboxes which were used in the replacement cost work up for this reserve study may be found at the following web address:

[http://www.mailboxes4less.com/cluster\\_mailboxes\\_16\\_door\\_cbu\\_mailboxes.aspx](http://www.mailboxes4less.com/cluster_mailboxes_16_door_cbu_mailboxes.aspx)

**Landscaping & Monuments:** The common area landscaping throughout the community is in generally good condition. The entrance monuments located along SE 176<sup>th</sup> Avenue and SE 20<sup>th</sup> Street are also in good condition. Most reserve planning advisors recommend a reserve funding allowance for renovation of entrance monuments at 20 to 30 years depending on the materials used to construct the monuments and the condition at the time the reserve study is prepared.

Landscaping is normally included as an ongoing operational expense in most homeowner's association budgets. Long term expenditures for major renewal or restoration of ornamental landscaping and large area of manicured lawn are often included in an association's reserve funding plan. Due to the condition of the landscaping and monuments at Clearmeadows CRC recommends a provision for renovation of the monuments at 30 years of age. Landscape renovation funds are also included in this reserve study although the frequency and size of these expenditures is highly discretionary and the Board of Directors may wish to revise the funding for these expenses based on the Association's spending priorities.

**Clearmeadows at Fisher's Landing  
CRC Financial Analysis**

**1. Current Condition:** The fiscal year for the Clearmeadows Community Association begins on **January 1st.**

This reserve study covers the 30 year period beginning on: **January 1, 2011.**

The estimated reserve fund balance as of **January 1, 2011** will be: **\$78,000.00.**

The reserve fund contribution scheduled for the current fiscal year is: **Unknown.**

Based on the funding schedule set forth in this reserve study, and the beginning reserve fund balance indicated above, the percent funded level as of **January 1, 2011** will be: **21%**

**2. Funding Models:** This reserve study contains two reserve funding projections. The first funding projection utilizes a *Cash Flow Funding Model* known as *Current Assessment Funding*. The second projection uses a funding model known as *Component Funding*. Both funding projections generate a thirty year reserve funding schedule based on the expenditures detailed in Section II.

**-Cash Flow Funding Model:** *Cash Flow Funding* is a reserve funding approach which is designed to generate sufficient annual cash flow to meet the funding obligations established in the reserve study. Assuming the cost and frequency of reserve expenditures does not deviate from the schedule set forth in the reserve study; the Association's reserve fund will always contain enough money to meet its funding obligations.

All cash flow funding methods result in the pooling of reserves. Pooled reserves occur when all reserve funds are accumulated in one reserve account and the current reserves are allocated to pay for reserve expenditures based on chronological urgency or discretionary action taken by the Board of Directors (BOD). Reserves accumulated in a pooled reserve fund may only be used to pay for current or future reserve obligations.

Reserves which are collected to pay for specific component replacement expenses may be reallocated to pay for other reserve expenditures should a surplus of funds exist after a scheduled expense has been incurred. Funds collected for the purpose of providing replacement reserves to pay for repair and replacement of common elements may not be used to pay for operating expenses or any expenses which are not specifically identified as reserve expenditures in the current reserve study.

**-Pooled Reserves:** Reserves accumulated under a *Cash Flow Funding Model* are pooled. Pooling of reserves refers to the fact that all funds are maintained in one fund and are allocated based on the annual cash flow required to meet the reserve funding obligations of the Association.