

SBS HOA President Report September 2013 – January 2015

Projects completed

1. Roof over 201 – 203 completely removed and replaced; power vents installed to reduce/eliminate condensation that created leaks
2. Flat roof above Tuckers, around hot tub area, past unit 108 and above self storage (old day care) completely removed (3 or 4 layers), and replaced; previously there were multiple leaks, sometimes monthly
3. Hot tub deck that extended west from tub was reduced in size by about 25%.
4. Entire hot tub deck, walkway and stairs replaced with “Trex” brand decking (no paint, stain or maintenance required)
5. Roof over 304 and 305 completely removed and replaced; power vents installed to reduce/eliminate condensation that created leaks
6. Long downspout to left of Copper Vacations re-built and re-routed to eliminate excessive ice buildup on column, walls and sidewalk
7. Security cameras installed in strategic locations in and outside building; weeks of data stored for reviewing if needed
8. Inconsistent hot water (too hot, long wait times, hot water cooled) corrected by replacing 8-10 residential shower faucets or sink faucets that had faulty valves. These valves caused the hot water to be “called” in remote parts of the building thus pulling water away from where it was needed.
9. Garage and mall elevator lobby floors tiled with 24x24 tile and replaced the 3 foot carpeted walls with 12x24 tile (2 colors total)
10. Dumpster walls and roof removed; new walls and asphalt shingled roof installed; locking metal roll-up door (for dumpster removal) and standard entry door (for guests and tenants) installed; Additional sloped concrete added in dumpster enclosure to improve water drainage and alleviate ice build up
11. Emergency exit constructed from NE garage door down and out to parking lot (under “stairs to no-where”)
12. Landscape timbers replaced in various places around building
13. All handrail tops scrapped and re-painted same color
14. West double doors plus 2 or 3 single doors replaced
15. West double door foyer carpet replaced with commercial grade foam mat; floor leveler added first; frequent foot traffic plus water seeping in required this
16. Authorized engineer to design support system for center stairwell and new roof top

Future or potential projects:

Roof over 206 – 208 replaced (same as 201-203 roof)
Flat roof over Tuckers storage replaced
Walk ways and center stairwell repairs

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