

Reserve Study for the Columbine East HOA

June 2021

The major common areas associated with the Columbine East Homeowners Association are the irrigation system and the sign at the entrance to the subdivision.

1. Estimated life of the irrigation trash removal system – 10 years. Replacement cost is \$3500
2. Estimated life of the irrigation dry pit in front of 2801 Primrose Ct where a supply pipe is flushed – 10 years.
Cost to dig up and replace ground cloth cover and rocks is estimated to be \$6000.
3. Estimated life of the stone sign at entry to the subdivision – 50 years

Item 1) Was replaced in March 2021. Should not need replacing until 2031

Item 2) Plan to implement in 2022. Last implemented in 4/2011

Item 3) Stone sign installed in October 2014