

Reserve Study for the Columbine East HOA

June 2025

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 \$2000 in 2025 dollars. Last replaced in 2021.
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 \$8000 and is planned to be completed in 2025. Last implemented in 4/2011
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 2025.

Item 3) Stone sign installed in October 2014