

Recent and Planned Property Improvements at Twin Rivers

2006

- 1) Removed chimneys from all buildings and replaced with small vent stacks to eliminate ongoing problems of deterioration around and within the chimney structures. Converted all remaining fireplaces from wood burning to gas burning.
- 2) Replaced deteriorating building fascia and soffits with attractive, durable steel fascia and soffits.
- 3) Added gutters and downspouts to all buildings to help prevent deterioration of building siding and decks due to ice, etc.
- 4) Repaired sewer pipes below the Confluence building and from the building to the main sewer in the driveway, eliminating frequent sewer back-ups in the lower Confluence units.
- 5) Replaced roof on the back side of Byers using "50-year" shingles. Other miscellaneous roof repairs.
- 6) Fixed ground drainage problems on the west side of Nystrom and Byers to divert water from pooling under lower decks.

2007

- 1) Repaired and replaced exterior building siding, building trim and window/door trim. Prepared, caulked and applied several layers of high quality stain to all siding and trim in a pleasing color scheme.
- 2) Replaced all crawl space covers.
- 3) Began refurbishing of both trash enclosures.
- 4) Miscellaneous roof repairs.
- 5) Replaced doors from hot tub room to amenities deck.

2008

- 1) Replaced deteriorated exterior front, stairwell, and driveway entrance light fixtures with attractive fixtures, which provide better illumination and significantly reduce upward sky glare. Compact fluorescent bulbs used to reduce energy consumption.
- 2) Completed the refurbishing of both trash enclosures so that they are covered, concealed, and accessible.
- 3) Completed expansion of the wireless internet network throughout complex.
- 4) Trimmed trees and reseeded area between Byers and Nystrom.
- 5) Replaced back side roofs of Confluence and Perry using "50-year" shingles. Other miscellaneous roof repairs.

2009

- 1) Replaced back side roof of Bancroft using "50-year" shingles. Other miscellaneous roof repairs

2010

- 1) Trim trees on west side of west buildings
- 2) Installed motion sensor lights

- 3) Repaired parking lot in advance of future replacement
- 4) Close off unused dryer vents into crawl spaces

2011

- 1) Install new crawl space hatch covers
- 2) Replace amenities hot tub room blinds
- 3) Prune shrubs and trees in front of buildings
- 4) Plant 10 new shrubs in front of buildings
- 5) Install HOA owned soda machine and snack machine in clubhouse
- 6) Convert clubhouse door lock from key card to KABA number code
- 7) Touch up painting of hot tub mural
- 8) Begin crawl space moisture remediation project
- 9) Repair of roofs from July wind storm

2012

- 1) Seal off unit dryer vents that exhausted into crawl spaces and replaced with in unit lint traps to eliminate moisture dumping into crawl spaces from unit clothes dryers
- 2) Continue crawl space moisture remediation project
- 3) Roof repairs
- 4) Paved parking lot
- 5) Planter rebuilds - James and Confluence

2013

- 1) New roof Flora Building