

April 24, 2018

Twin Rivers Homeowners,

While our maintenance team was on site recently, doing routine inspections, a piece of an upper deck railing fell to the ground. Thankfully nobody was hurt, but this development was concerning to our team and as a result we asked an engineer to visit the complex to investigate further. It has been determined that there is a flaw in the design and support system of upper level decks, and until a permanent fix is completed, precautions need to be taken. We have installed warning signs on all 2nd level decks, advising against leaning on deck railings until repairs are made. We have already experienced a large/heavy piece of Trex material coming apart and fear other areas are showing signs of failure which pose a safety risk.

We would also ask owners of ground level units to take precautions while utilizing the decks while being mindful of what is above. Our maintenance team is making temporary reinforcements, but permanent repairs will be needed and are currently being designed for consideration and approval.

We will continue to keep all owners informed of new developments, in the meantime if you have any questions or would like to discuss this matter in more detail, please don't hesitate to contact our office.

Thank you

Mountain Chalet Property Management

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