Otter Pond Homeowner's Association

2013 Reserve Study

The purpose of the Reserve Study is to define the common area assets of the Otter Pond Homeowners Association "HOA" and, because of their maintenance and/or replacement value, determine which of those assets must be paid for out of our Reserve Fund and which can be adequately maintained through our Annual Operational Expenses funded by the Annual Dues and other revenue streams. It is assumed that all assets of the HOA were created to enhance lifestyle, beautify the community and optimize property value and, therefore, should not be compromised or forsaken.

In addition, The Board is required to ensure the safety of the Reserve principle, make certain those investments are liquid and accessible, minimize investment costs and seek the highest level of return. Each HOA Executive Board is required to perform this study every 2 years per Policy #7, Reserve Fund and Investments, of the Otter Pond Homeowners Association adopted on the 9th of March, 2010. Paragraph 3, Review of Reserve Study, states:

> **The Board shall cause the Reserve Study and reserve funding to be reviewed and updated periodically, at least once every two years, to adjust and make changes in costs, inflation and interest yield on invested funds, plus modification, addition or deletion of components.**

This study was conducted internally, by a committee established by the HOA Executive Board "The Board", which consisted of five members of the HOA. The committee members were assigned different Common Areas for a complete review. The committee met on four different occasions to review each members work, make suggestions and review the final product. The 2013 Reserve Study was presented to The Board at the September 10, 2013 meeting.

The 2013 Reserve Study spreadsheet does not include all of the assets of the HOA. This is because the Reserve Study Committee determined those assets to be repair/replacement/maintenance/business costs of the HOA and classified them as "Operational". They should be paid for with the Annual Operating Budget. The Reserve Committee did include some items that are not classified as "Reserve" on the 2013 Reserve Study spreadsheet for clarification purposes only.

The HOA had never established a banking account classified for the Reserve Fund. Since it is The Board's intention to establish a Reserve Fund and formally make deposits into this account as the Reserve Study Spreadsheet requires and our Annual Budget allows, a Reserve Fund account has been set up. Its current balance is $30,649 and our Reserves are funded at 100% of the estimated requirements of the Reserve Study Spreadsheet. The Board estimates our Balance Sheet will have $36,000 in assets by the end of 2013. The remaining $5,351 dollars will be used as an opening balance for our checking account in order to meet our needs at the beginning of the year, before Annual Dues are received.

This Board will include the 2014 Reserve funding needs, the surplus and estimated Operating Costs into the 2014 Annual Budget and also prepare a 5 year Budget to best understand our overall needs in an attempt to minimize any fluctuation of our Annual Dues.

The following may provide some additional information that may be helpful to you:

- This study evaluated each asset, its maintenance/replacement value in the current market, life expectancy, current age and the estimated useful life remaining of the asset. Once these assets were classified, it could be determined how much we should currently have in our Reserves to meet our funding requirements at this time. For example: if an asset has a life expectancy of 30 years and it is currently 15 years old, we can estimate the asset has exhausted 50% of its useful life. If the replacement cost is $10,000, then the HOA should have 50% of $10,000, which calculates to $5,000, in current Reserves to cover the portion of its replacement value to date.

- Unless we are properly funded for our Common Area Assets whose expense is classified as "Reserves", The Board might have to create a special assessment to cover the balance. The Board feels it should make a strong attempt to maintain a Reserve balance that will meet the needs of our Common Area Assets in smaller, incremental amounts instead of a larger, perhaps burdensome, special assessment.

- The annual funding needs for the Common Area Assets whose expense are classified as "Reserves", should be included in the Annual Budget for each year.

- Since the cost of maintenance/replacement of the asset was done in this calendar year, we assume the cost will increase in future years due to inflation. For purposes of this study, we assumed a 2.5% inflation rate per year and a 2% inflation rate for 2014. This inflation number may need to be re-adjusted in any future Reserve Fund study, as the economy requires. Our Reserve Fund is invested in a money market account getting an average rate of return of .75%.

- The Reserve Fund committee assigned three classifications to our assets; "Long-Term", "Reserve" and "Operational". They are defined as follows:

  "Long-Term" – An Asset whose life is expected to be lengthy in time, over 60 years, and whose replacement/repair cost is not currently considered.
  "Reserves" – An Asset with a higher replacement/repair cost and, in most cases, must be dealt with in its entirety.
  "Operational" - An Asset with a low replacement/repair cost, one that can be replaced or repaired incrementally or one that is considered a maintenance or business expense.

- The sidewalks in front of your house are not the responsibility of the HOA! In discussing this with the City of Montrose, the sidewalks are the responsibility of each owner whose property fronts them. Your property typically extends to the middle of the street, at all applicable corners, but an easement was granted for the road. For instance, this is why the City maintains the street for snow removal but the sidewalk is your responsibility.

- The sidewalks in the Common Areas are the responsibility of the HOA.

- The main "F" ditch that runs along the southern end of the Otter Pond Development, turns north and ends on Otter Pond Circle, at the Boathouse, has an easement granted from the ditch related property owners to the Uncompagre Valley Water Users Association "UVWUA". Since this does not affect HOA property, all issues relating to this ditch, including maintenance, are between the property owner and the UVWUA only.

- The split rail fence around Otter Pond Park is the responsibility of the HOA. This was installed by the HOA when the park was constructed. This was done to ensure a consistent and uniform appearance for Otter Pond Park. It was constructed on the HOA Common Area property and not the individual lot owner property. This was also confirmed with the developer. No property owner can alter, use or maintain this fence without first receiving permission from The Board.

Before The Board adopts the 2013 Reserve Study and, based upon the findings, determines how this will affect the 2014 Annual Dues, we would like to give the HOA the opportunity to provide feedback! If you have any questions, concerns or comments regarding this study, please contact: David Beard, HOA President and Reserve Study Committee Member by telephone at 858-354-7342 or email to: otterpondhoa@gmail.com.

Thank you!

Otter Pond Homeowner's Association

2013 Reserve Study Spreadsheet

Common Areas	Expense Class	Life (Yrs)	Age (Yrs)	Remain (Yrs)	Current Replace Cost	Current Percent Funded	Current In Reserves	Replace Inflation Adjusted	Balance Needed in Reserves	2014 Funding
Tennis Court										
Entire Court Replacement	Reserves	30	17	13	$18,000	56.7%	$10,200	$22,166	$11,966	$875
Fencing	Reserves	40	17	23	$8,000	42.5%	$3,400	$11,718	$8,318	$309
Color Coat Resurfacing	Reserves	8	5	3	$7,000	62.5%	$4,375	$7,247	$2,872	$1,400
Totals:							$17,975	$41,131	$23,156	$2,584
Concrete Sidewalk 8'X369' (Mailboxes to Court)	Operational									
Concrete Sidewalk 4'X78' (Main Walk to Court)	Operational									
Mail Boxes										
Roof	Reserves	40	17	23	$2,000	42.5%	$850	$2,929	$2,079	$77
Structure	Long-Term									
Floor & Foundation	Long-Term									
Boathouse										
Roof	Reserves	30	17	13	$3,500	56.7%	$1,983	$4,310	$2,327	$170
Siding	Reserves	30	2	28	$5,000	6.7%	$333	$7,987	$7,654	$235
Totals:							$2,317	$12,297	$9,981	$405
Structure	Long-Term									
Floor & Foundation	Long-Term									

Otter Pond Homeowner's Association

2013 Reserve Study Spreadsheet

Common Areas	Expense Class	Life (Yrs)	Age (Yrs)	Remain (Yrs)	Current Replace Cost	Current Percent Funded	Current In Reserves	Replace Inflation Adjusted	Balance Needed in Reserves	2014 Funding
The Pond										
(2) Aerators	Reserves	7	2	5	$4,400	28.6%	$1,257	$4,716	$3,459	$841
Bridge	Reserves	45	17	28	$7,500	37.8%	$2,833	$11,981	$9,148	$267
Docks	Reserves	25	17	8	$6,000	68.0%	$4,080	$6,775	$2,695	$349
Totals:							$8,170	$23,472	$15,301	$1,457
Spillway	Long-Term									

Note: At this time, dredging, unforeseen events, acts of nature or God or any State or Federal Requirements for the pond will not be considered in reserves. If required, these may be handled as special assessments.

Sprinkler System										
(3) Pumps	Reserves	10	4	6	$1,500	40.0%	$600	$1,636	$1,036	$199
Main Entrance										
Traffic Island Concrete Curb/Gutter 138 ft.	Reserves	35	17	18	$1,518	48.6%	$737	$2,039	$1,301	$65
Brick and Mortar Marquee	Long-Term									
Marina										
Concrete Sidewalk 4'X213'	Operational									
Launch Ramp	Operational									
Sidewalks Leading to School										
Concrete Sidewalk 8'X177' (Between 1820 & 1822)	Operational									
Concrete Sidewalk 8'X189' (Between 1806 & 1808)	Operational									

Common Areas	Expense Class	Life (Yrs)	Age (Yrs)	Remain (Yrs)	Current Replace Cost	Current Percent Funded	Current In Reserves	Replace Inflation Adjusted	Balance Needed in Reserves	2014 Funding
[redacted]										
Otter Pond Park										
Split Rail Fencing	Operational									
Concrete Sidewalk 5'X816'	Operational									
[redacted]										
Totals:							$30,649	$83,504	$52,855	$4,787
Projected Balance Sheet 2013:							$36,000			
Projected in Business Checking:							$5,351			

Notes:
Currently, The OPHOA has funds located in two accounts; A Business Checking Account for expected yearly operational needs and a Reserve Fund, which is a higher earning money market account for liquidity and safety.

For purposes of this study, we have assumed a 2.5% average inflation rate and a 2% inflation rate for 2014. Data was derived from forecastchart.com.

We assumed at .75% return on our Reserve Fund money market account.

The "Replace Inflation Adjusted" column is 2.5% - .75% or 1.75%.

The "2014 Funding" column is 2% - .75% or 1.25%.

Otter Pond Homeowner's Association

Tennis Court Assessment

Year: 2013

Photograph overall condition and defects. The photographs will help during major assessments to identify areas that are slowly deteriorating.

1. Description: Asphalt base playing surface coated dark green with white lines, defining the in-play area of the court. The remaining outer boundary of the court is coated light green. The size of the court is 120' long and 60' wide. On the court, there are two metal net posts and a net. The court is surrounded by a chain link fence. The height of the fence varies. The rear and the first 20 feet of each side are 10' feet high. The fencing is 4' high on the remaining sides.

2. Date Tennis Court was installed: 1996.

3. Date Tennis Court was resurfaced: 2008.

4. Date Net was replaced: 2013.

5. Defects – (Include pictures)

	None	Minor	Moderate	Extensive
Color Coat Damage		X		
Fence Damage	X			
Improper Drainage	X			
Net Damage	X			
Net Post Damage	X			
Playing Surface Deterioration			X	

*Include photos of each and, if necessary, descriptions of the defect.

6. Overall Condition Scale: Poor Fair Good Excellent

7. Estimated Useful Life of the Surface (Yrs): 3.

8. Estimated Useful Life of the Court (Yrs): 13.

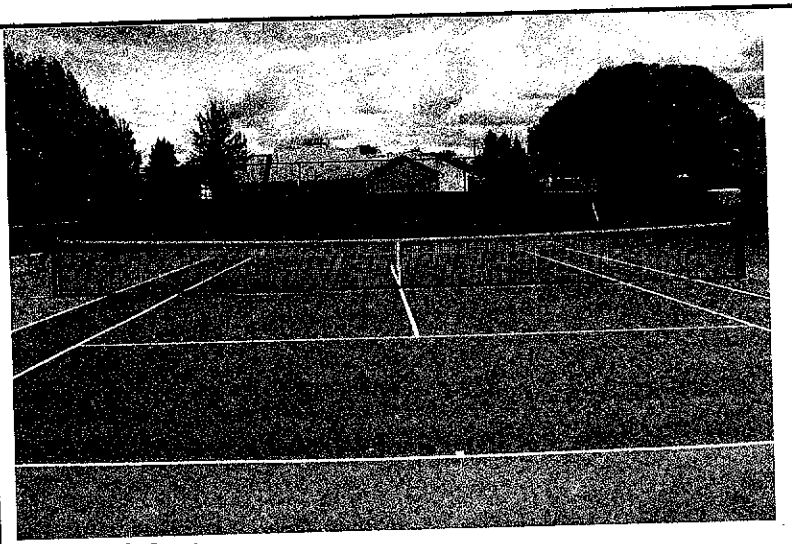
9. Comments/Recommendations: _____

Inspected By: _____ Date: 5·20·13

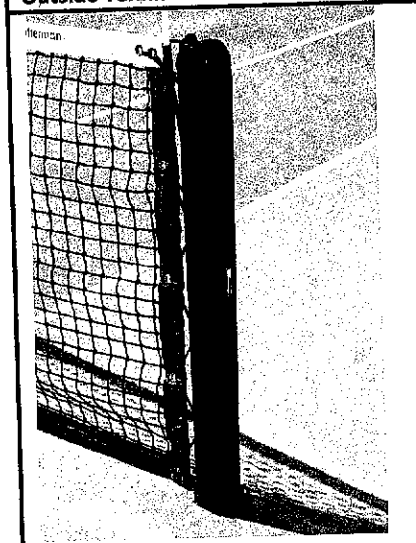
Otter Pond
Homeowner's Association

Tennis Court

Outside Tennis Court



Inside Tennis Court

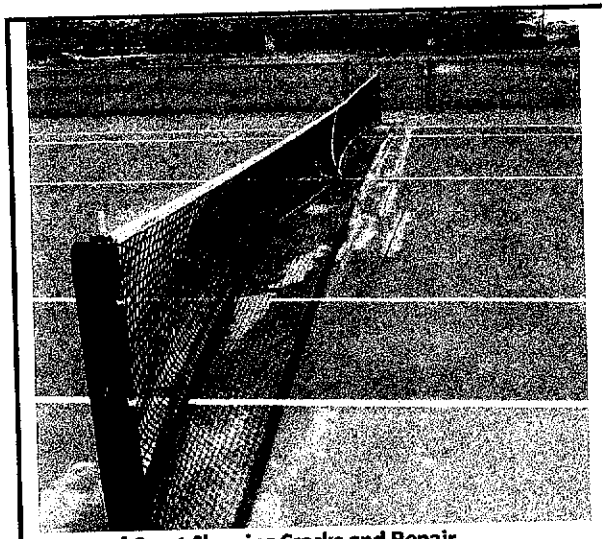


Net Post

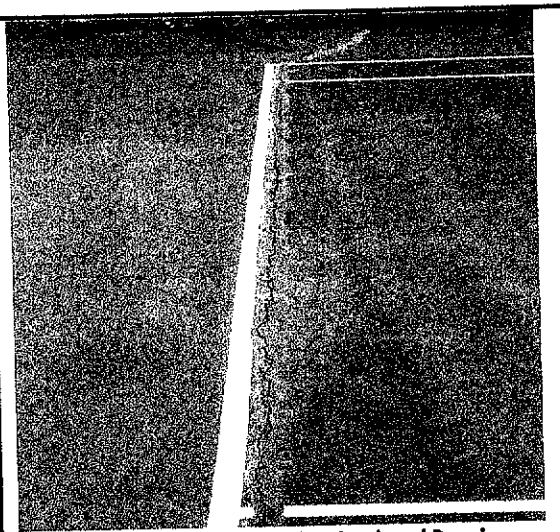
Outside Edge of Court Showing Asphalt

Otter Pond
Homeowner's Association

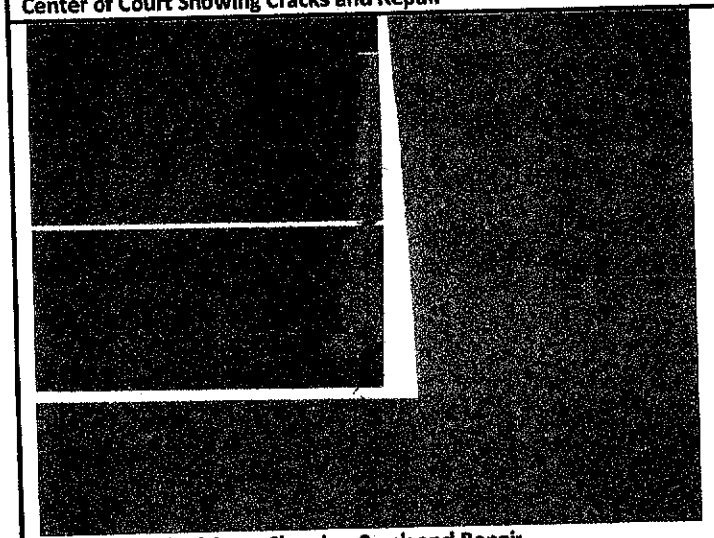
Tennis Court



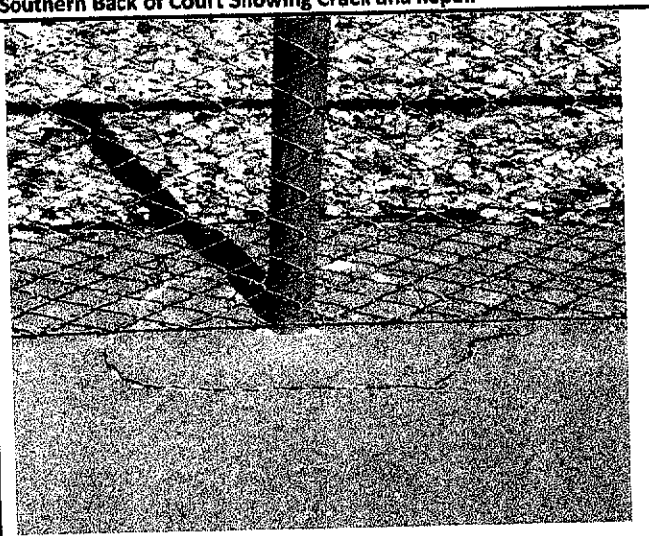
Center of Court Showing Cracks and Repair



Southern Back of Court Showing Crack and Repair



Northern Back of Court Showing Crack and Repair



Cracking at Fencing Posts

- NEWS
- ADULTS/SENIORS
- JUNIORS
- TOURNAMENTS
- USTA LEAGUE TENNIS
- TENNIS LINK
- PROGRAMS
- PRESS
- ABOUT US
- FORUM
- TENNIS FACILITIES
- DIVERSITY
- SURVEYS
- EN ESPANOL

TennisLink @ usta.com
USTA INTERMOUNTAIN

OTHER TENNIS SITES

- TENNISHABITAT.COM
- VEGASTENNIS.COM

Court Repair Estimates

General description and estimated cost for various court surface repair options.

11-18-10

In response to the client's question regarding crack repair, there are several options available for addressing cracking of tennis courts, from filling with acrylic to total replacement of the tennis court pavement. Each option available has it respective effectiveness and related costs.

Acrylic Crack Repair

The least expensive option is to fill cracks with commonly used acrylic crack filler material. The process includes the following:

1. Clean all loose foreign material out of the crack. It is a good idea to scrape the entire crack depth with a sharp device to remove vegetation, dirt and other material that may be caked in the crack or stuck to the sidewalls of the existing crack.
2. With compressed air thoroughly blow all debris out of the crack.
3. Completely fill the crack with acrylic crack filling material with a broad knife or blade.
4. Resurface the court with acrylic resurfacer and acrylic color coatings.

This option is considered cosmetic with the cracks typically reappearing soon after the work is completed. In fact, tennis court contractors do not warrant this repair method and actually state in their proposals that the cracks will reappear.

Estimated Cost - $6,500/court

Manufactured Crack Repair Systems

A few manufactured crack repair systems are available to address structural cracking on tennis courts. The systems consist of a fabric material that is adhered to the court surface on both sides of the structural crack which acts as a bridge to prevent the cracks from reflecting up though the acrylic surfacing. Each crack repair manufacturer has their own specifications for how to repair the cracks prior to the installation of their product.

These crack repair systems have limited success and generally carry a warranty of about 5 years, though some installations have lasted longer.

Estimated Cost - $6,500/court plus $20/linear foot of crack repair

Slip Sheet Overlay System

The slip sheet overlay system is a crack repair option that consists of the installation of a stone layer and new asphalt paving over an existing asphalt surface without removing the existing surface. The slip sheet system is installed to bridge over the existing court surface cracking and not allow the existing cracks from reflecting up through the new stone layer. This process would include the following:

a. Remove the existing fencing system.
b. Clean and seal all existing cracks with the tennis court surface with a crack filler material.
c. Remove existing net post foundations and center strap anchors and reconstruct at the proper locations and elevations.
d. Install a variable depth (2-4 inches) of clean stone to raise the finished tennis court surface and establish the proper tennis court slope. The final tennis court surface should slope 1? vertical per 10' horizontal from end to end or side to side.
e. Install 3? asphalt pavement, consisting of 2? intermediate course and 1? leveling course.
f. Re-install the fencing system at the new pavement surface elevations.
g. Apply acrylic sports surfacing.
h. Regrade lawn areas around courts to intercept any storm water before it reaches the tennis court area. Rebuild the tennis court walkways to meet the elevation of the new tennis court surface.

The slip sheet overlay option is typically a longer term fix for the court cracking, and can last 12-15 years, if properly constructed.

Estimated Cost - $28,000-35,000/court

Court Reparing

Court repaving would consist of either the removal of the existing asphalt pavement or milling of the existing asphalt, and the installation of a new asphalt surface. The repaving may or may not be set at a higher elevation, depending on whether the asphalt is removed or milled. This process would include the following:

a. Remove the existing fencing system.
b. Mill the existing asphalt to be used as part of the new pavement subbase, or remove the existing asphalt and dispose of properly. We typically recommend milling and reusing the asphalt in that it can improve the tennis court paving structure at a relative low cost, as long as the asphalt does not contain impurities that may impact the longevity of the new asphalt surface.
c. Remove existing net post foundations and center strap anchors and reconstruct at the proper locations and elevations.

d. The milled asphalt can be stockpiled on site to enable repairs to the subgrade, if necessary, and re-spread with the existing stone base material that should be located under the asphalt millings. The final tennis court surface should slope 1? vertical per 10' horizontal from end to end or side to side.
e. Install a 2 inch compacted layer of clean stone on top of the milled asphalt to raise the finished tennis court surface and establish a clean layer on which to install the new asphalt surface.
f. Install 3? asphalt pavement, consisting of 2? intermediate course and 1? leveling course.
g. Re-install the fencing system at the new pavement surface

elevations.
h. Apply acrylic sports surfacing.
i. Regrade lawn areas around courts to intercept any storm water before it reaches the tennis court area. Rebuild the tennis court walkways to meet the elevation of the new tennis court surface.

The court repaving option is typically a longer term fix for the court cracking, and can last 12-15 years, if properly constructed.

Estimated Cost - $45,000-55,000/court

Post Tension Concrete Slabs

A post tension slab can be constructed over the existing asphalt tennis courts which is probably the best (although probably the most expensive) option for addressing long term longevity of the tennis court structure. This process consists of the installation of a 2 inch thick layer of sand over the existing tennis court paving, the placement of one or two layers of a polyethylene fabric over the sand, and then the construction of a 4-5 inch thick post tension slab. The slab is built with several cables spaced at specific horizontal intervals depending on various design variables. The cables are stressed after the concrete placement to keep the slab in permanent compression, thereby not allowing cracks to open up within the slab.

The post tension concrete slab option carries the longest projected life for the court, and can over 30 years, if properly constructed.

Estimated Cost - $90,000-110,000/court

Please keep in mind that many structural cracks that form in asphalt paving can be tied to poor drainage on and around the tennis court area. With any repair method selected we strongly recommend that the project include drainage improvements to intercept and dispose of water before it reaches the tennis court base stone and subgrade.

Fix the Cracks

Taking care of cracked courts depends on why they cracked in the first place.

By Mary Helen Sprecher

Admit it. Those cracks in your tennis court are getting completely out of hand. So what's the best course of action? Quite simply, it depends on the reasons for the cracking, and the type of cracking.

According to Tennis Courts: A Construction and Maintenance Manual, published by the USTA and the American Sports Builders Association,

Cracking of asphalt is caused, at least in part, by the natural tendency of asphalt to shrink as it weathers and ages. In addition, asphalt loses its flexibility over time, making it more brittle.

Premature or extensive cracking may be caused by poor asphalt mix design, by poor site conditions including expansive soils or excessive organic matter in soils resulting in sub-base movement, or by poor construction including inadequate drainage.

Because asphalt is a material that shrinks and becomes more brittle as it ages, almost all courts made of asphalt will suffer from some type of cracking — either major or minor — at one time or another. Additionally, a court may show more than one type of cracking. A tennis court contractor is the best judge of the type of crack, the seriousness, and the cause. Once those factors have been identified, a treatment can be recommended.

"There are a lot of alternatives that can be considered, if appropriate," says David Marsden of Boston Tennis Court Construction Co. of Hanover, Mass.

Treatments can be simple — requiring only an afternoon's work — or they may be extremely complex — involving total reconstruction — or they may fall anywhere in between. A qualified court contractor can help you find the solution to your problem.

Crack Repair

Crack repair is — as the term suggests — simply addressing the problem at hand by filling the crack. Contractors find that some cracks, such as those that are simply the result of freeze-thaw cycles and not of any serious underlying condition, can be treated with a crack-filling compound. (A very deep crack may require a full-depth repair, and the contractor should evaluate such a crack to see if it indicates an underlying problem with the court as a whole).

Most tennis court contractors do a fair amount of simple crack-filling, and as a result, are experienced in proper technique. If you elect to do the filling yourself, be sure to use a product recommended specifically for tennis courts; an unsuitable compound may not bond correctly or harden completely, or may soften in the summer heat, allowing players to track it all over the court. The book Tennis Courts: A Construction and Maintenance Manual describes the proper application of tennis court crack filler.

A newer method that may be used by tennis court contractors includes a special fabric that bridges the crack, preventing it from coming back in the same location, though the crack may recur at the boundary of the fabric or extend beyond the original repair.

"Crack filling is typically performed by cleaning the affected areas, grinding or sanding all heaving seams, and application with crack squeegees, caulking guns, or steel trowels, depending on which

material is used," says Franz Fasold of Ace Surfaces-North America of Altamonte Springs, Fla. "After curing, the areas are sanded again to blend them with the surrounding court levels. These methods are appropriate when no further movement, or only limited movement, is expected. These methods are limited by the extent of the base movements, especially if vertical shifts can be expected."

Resurfacing

If the court has proper slope and drainage, and if cracking is not the result of serious structural problems, the contractor also may recommend resurfacing, defined as putting a new surface on the court. There are various ways of doing this. The simplest is by filling the cracks and then putting a new acrylic coating on top of the court in order to create a smooth, unblemished surface. This option maintains the original type of surface as well as the original feel and playability of the court.

When contemplating resurfacing, however, an owner might want a different type of surface, perhaps something softer and with different playing characteristics. In this case, a contractor might recommend that once all cracks have been filled and the court recoated, a new surface be installed over the existing court.

One popular option is a system of sand-filled turf. This is a system composed of a densely-woven carpet filled with compacted silica sand. A court owner may see this as a reasonable solution, particularly if the site is not easily reachable by heavy construction equipment, or if the owner would like to see the project completed with a minimum of disruption to adjacent courts or facilities.

A similar option is to cover the court with interlocking modular tiles. Fred Jones of Utica, N.Y.-based Mateflex says that modular surfaces, produced with a raised-grid design, "allow for installation over imperfect bases, while also allowing rainwater to pass directly through the system and drain off underneath." The resulting surface is softer than a traditional hard court, but is easy to take care of, requiring only occasional cleaning and allowing for easy repair and replacement, should tiles be damaged.

Of course, new surfaces are only as good as the underlying base. Jones notes that resurfacing with one of these systems may not eliminate the need to repair base problems, depending on their severity. Problems such as birdbaths, or depressions in the court, for example, must be addressed prior to putting down tiles, since the tiles will bridge the court's low spots, affecting ball bounce in those areas.

There are other options for resurfacing. These might include urethane rubber roll goods which can be covered with an acrylic surface, as well as various other products. A tennis court contractor can explain the playing characteristics (slide, bounce, speed, etc.) of each surface and help the owner reach an informed decision, should the resurfacing route be taken.

Overlays

Often, a court can have severe reflection cracking (indicative of underlying problems), but still have appropriate slope and drainage. In these cases, contractors often suggest that repair be made using an overlay, or slip-sheet overlay. According to Marsden, a slip-sheet overlay is "a thin layer of stone or stone dust placed directly over an old court surface prior to a new asphalt surface being laid. The stone acts as a slip sheet and absorbs any movement from the old, cracked court below before it reflects up to the new surface."

The slip sheet is used to separate existing asphalt pavement from newly installed pavement to prevent cracks from recurring. Once the slip-sheet overlay is securely in place, it can be covered either with

new asphalt (which is then covered with acrylic coating), or with concrete. It is important to note, however, that this method will raise the elevation of the court.

In a post-tensioned concrete overlay, an entirely new concrete slab is installed over the problem court. Because the concrete is reinforced and strengthened with high-tension steel cables, the concrete has higher tensile strength than conventional concrete slabs or asphalt, and may be more resistant to most conditions that may have caused the underlying court to crack in the first place. According to Steve Wright of Trans Texas Tennis Inc. of Olathe, Kan., "It is an ideal system for overlaying asphalt and concrete courts that have structural cracks, poor drainage, or improper slope."

The post-tensioned overlay system eliminates the need to remove the existing pavement, which saves in demolition, hauling, and disposal costs. The method is appropriate in certain circumstances, but will not work for every situation, such as in situations where access for large construction equipment (bulldozers, dump trucks, etc.) is an obstacle, or where underlying soil conditions are questionable because of the presence of fault lines or excessive heaving or settlement. In addition, it is relatively expensive.

Reconstruction

If a court shows signs of severe heaving or depressions, with major amounts of cracking and/or improper slope and drainage, a contractor may recommend a total court reconstruction. According to Marsden, methods include excavation followed by reconstruction of the court, and pulverization followed by reconstruction. In the first option, excavation, the old court material is removed and disposed of before putting down new material. In the second option, the asphalt is pulverized with special equipment and then used to form a new base.

"There are cost differences in excavation versus pulverizing," Marsden notes, "and the comparative cost of either method will be determined by the size and location of the project. With a smaller project — one or two courts — it is usually cheaper to excavate unless the haul to the asphalt disposal site is long and costly. In the case of three or more courts, it is usually cheaper to pulverize. The reason is the high overhead cost of the pulverizing equipment. It isn't much more money to pulverize six courts than one court. The daily cost of the equipment is not proportional to the area pulverized. But many factors need to be considered before choosing one method over another."

In replacing an asphalt surface, a contractor may recommend the installation of control joints to help delay or deter cracking. By saw-cutting the asphalt under the net and between courts in a multi-court project, the contractor can actually take advantage of the asphalt's natural tendency to move and shrink according to temperature. The cuts are then filled with a special type of sealant prior to the court being coated with acrylic color. Relief of stress in those areas makes the court less likely to crack elsewhere over its surface.

Court Conversion

Some court owners may decide to explore the option of converting their hard court to one with a fast-dry surface. Since this is technically something that can be done following excavation, it is a form of reconstruction; however, it is more complex, involving the installation of an entirely new type of court, and the possibility of installing ancillary equipment, such as an irrigation system. A court contractor can make recommendations concerning the best method of conversion, but those interested can always learn about the process by checking the ASBA's Construction Guideline on Conversion of Hard Surface Courts to Fast Dry Tennis Courts.

The Guideline provides four different methods of surface replacement including two overlay methods as well as pulverization and excavation; a qualified court contractor can assess the situation and make a recommendation regarding the best choice for a given facility. The contractor should also ascertain that court owners know that although the soft court will not suffer the same type of cracking problems, it will have specific maintenance needs that should be taken into consideration.

In conclusion...

Doing battle with cracking courts means arming yourself with information about your options. A lot of factors come into play, some on the part of the contractor, some on the part of the court and its owner.

"Indicators for successful reconstruction methods are a combination of factors," says Fasold, "including a history of similar projects, the history of the court builder, use of design and engineering experts who are familiar with sports facility specifics and use of local experts." Most important, he notes, is the ability of the contractor to "put the search for a successful solution over the opportunity for a quick sale."

Factors relating to the court include the site, the location, the budget, the wishes of the owner, the needs of the players, and more. Knowing your parameters when you meet with your court contractor will make it easier to arrive at the right decision for you and your facility.

In terms of crack repair, there are a lot of options and very few absolutes. What works in one installation may not work in another that is a mile — or even a block — away. Cracking may be minor but irritating, or it may be severe enough to cause injury to an unsuspecting player. It may be merely an aesthetic concern or it can signify underlying instability in the court. The only common denominator is the qualified tennis court contractor who can help diagnose the problem and assist the owner or manager in finding the best long-term solution. It is important to note that more often than not, cracks can be expected to recur unless the underlying cause of the cracking is repaired or the most extensive (and expensive) repair methods are employed.

"In the end," says Fasold, "it is our belief that the court will only be as good as the base it is applied on. It is important to put great emphasis in the decision-making process of how to correct the issues at hand up front."

The ASBA identifies various types of cracking, including:

- Alligatoring: A readily identified pattern of interconnected cracks that vary from a faint surface pattern to full depth cracks and loose particles of the surfacing material.
- Raveling or Spalling: The progressive loss of material in the surface of the asphalt or concrete slab, usually caused by weathering or traffic abrasion on courts with no surface treatment.
- Reflection Cracks: Which occur in asphalt, asphalt emulsion, or surface overlays, and which reflect a crack pattern in the pavement structure underneath.
- Shrinkage Cracks: A random pattern of interconnected cracks, usually forming irregular angles and sharp corners.
- Structural Cracks: Usually due to failure of the subbase or improper mix design of the asphalt.
- Upheavals and Depressions: Caused by movements of the sub-base.
- Hair-Line Cracks: Usually prevalent over large areas, even entire courts, and caused by a variety of things.

See all articles by Mary Helen Sprecher

About the Author

Mary Helen Sprecher is the managing editor of Sports Destinations Management Magazine, a niche business-to-business publication for planners of sports travel events, in addition to being an RSI Contributing Editor. She is the technical writer for the American Sports Builders Association and works as a newspaper reporter in Baltimore City.

From the March 2006 issue
Permalink

Otter Pond Homeowner's Association

Open Area Assessment – Tennis Court Park

Year: _____

Photograph overall condition and defects. The photographs will help during major assessments to identify areas that are slowly deteriorating.

1. Description: The Tennis Court Open Area comprises a single, fenced tennis court surrounded by a grass lawn located north of the Otter Pond mailboxes. A concrete sidewalk affords pedestrian access from Otter Pond Circle with an entrance at the mailboxes. This north-south sidewalk is protected with summertime shade from cottonwood trees in 10 circular island plantings that partially line its course. Two additional island landscape plantings with two trees each enhance the area's expanse of grass lawn. Finally, landscaping is augmented in two locations by crushed stone atop fabric weed barrier: (1) the outside perimeter of the tennis court, (2) the eastern edge of the north-south sidewalk from mailboxes to the tennis court.

2. Date open area was created: _____.

3. Defects – (Include pictures)

	None	Minor	Moderate	Extensive
Landscape botanical plantings				
Weed barrier fabric				
Concrete sidewalk				

*Include photos of each and, if necessary, descriptions of the defect.

4. Overall Condition Scale:

Poor	Fair	Good	Excellent

5. Estimated Useful Life of open area (Yrs): _____.

6. Comments/Recommendations:_____

_____

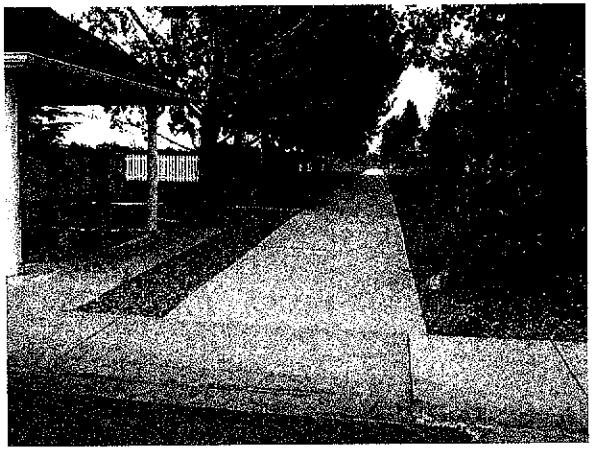
_____

_____

Inspected By: _____ Date: _____

Otter Pond
Homeowner's Association

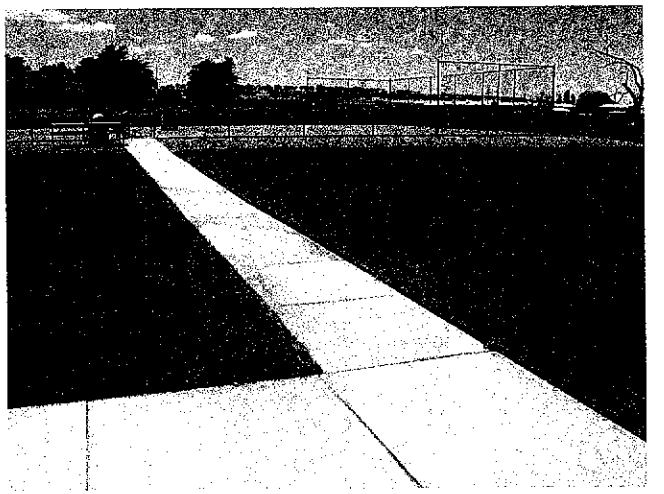
Tennis Court Park Open Area



Entrance Northerly View

Sidewalk Developing Heave

Deteriorating Weed Barrier Beside Sidewalk



Final Approach to Tennis Court

Otter Pond
Homeowner's Association

Tennis Court Park Open Area

Tennis Court Sidewalk Southerly View

Tennis Court Open Area

Otter Pond Homeowner's Association

Mailbox Area Assessment

Year: 2013

Photograph overall condition and defects. The photographs will help during major assessments to identify areas that are slowly deteriorating.

1. Description: 13' X 17' structure. Supporting metal poles on four sides, painted white. Wood ceiling, outside fascia covered in metal ; both painted white. Dark tan colored asphalt over metal shake roof tiles with metal trim at the base. Metal mailboxes, each on a metal base. (1) - Glass display case 18" X 24" x 2". (1) – Solar powered light. Concrete floor and foundation.

2. Date Mailbox Area was installed: 1996.

3. Date of roof: 1996. Repaired or Replaced (Circle One).

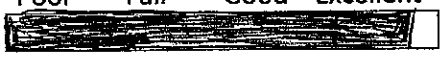
4. Date last painted: _____.

5. Defects

Defects	None	Minor	Moderate	Extensive
Roof	X			
Structure	X			
Mailboxes	X			
Display Case		X		
Solar Light	X			
Floor and Foundation	X			
Rain Gutter	X			

*Include photos of each and, if necessary, descriptions of the defect.

6. Overall Condition Scale: Poor Fair Good Excellent



7. Estimated Useful Life of the Structure (Yrs): unknown

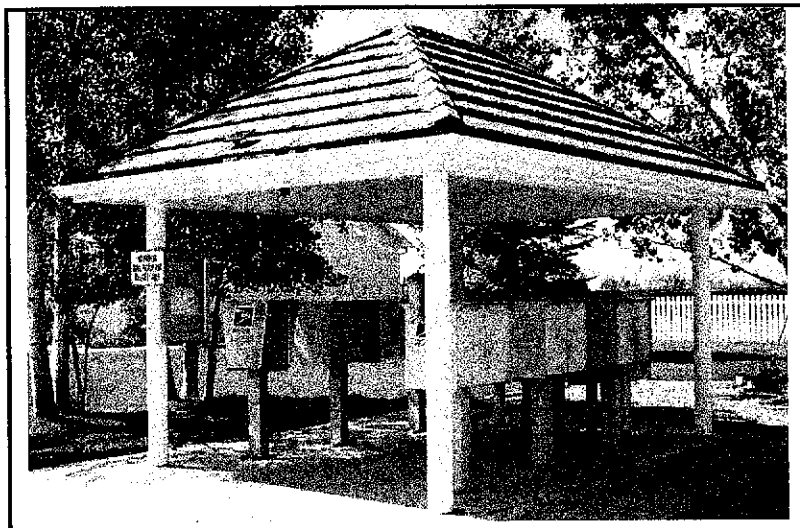
8. Estimated Useful Life of the Roof (Yrs): 23.

9. Comments/Recommendations: _____

Inspected By: _____ Date: 5.20.13

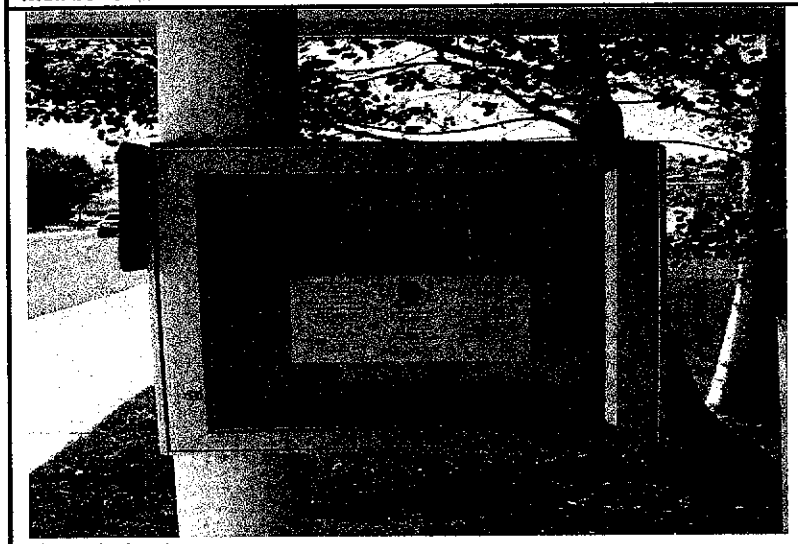
Otter Pond
Homeowner's Association

Mail Box Area

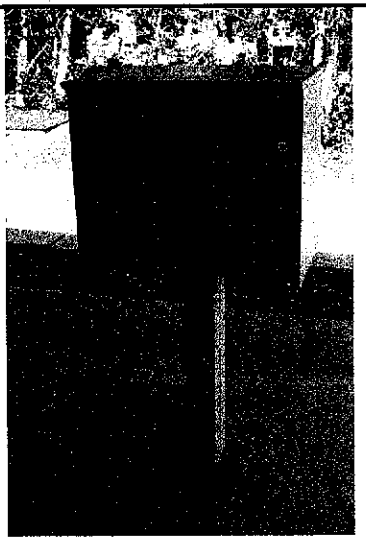


Mail box area

Mail Box Structure Roof



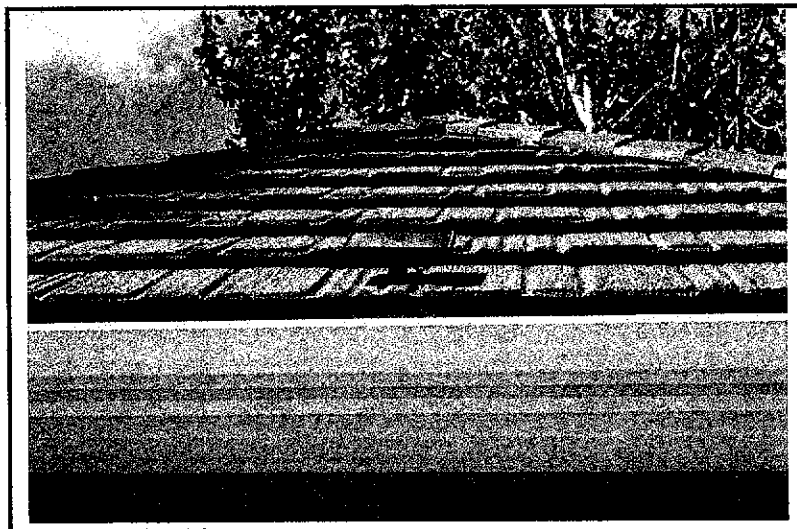
Glass Display Case



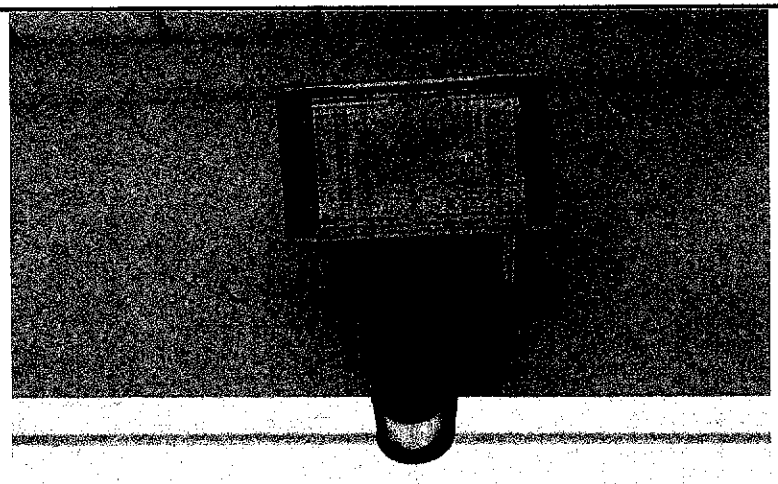
Example of Mail Box Cluster

Otter Pond
Homeowner's Association

Mail Box Area



Solar Panel for Light



Solar Light with Motion Sensor

Otter Pond Homeowner's Association

The Pond Assessment

Year: 2013

The Pond Assessment is as follows:

1. Description: The pond has two 3/4HP single phase motor driven air compressors (aerators). Each one has 5 heads on the compressor discharge. There are docks at the marina. There is a bridge at the marina and a spillway at the north end of the pond. The homes around the pond use that water for irrigation.

2. Date Pond Installed: The pond was installed in 1996. It is assumed the aerators, bridge and marina docks were also installed in 1996.

3. Overall Condition Scale: Poor Fair Good Excellent

   The bridge was painted in 2011.
   The rocks and liners were replaced at the common areas in 2012.
   Aerators were serviced in 2012 by the pond committee.
   The marina docks were repaired in 2012.

4. Estimated Useful Life:

   Pond: Unknown
   Bridge: 25 years
   Docks: 25 years
   Aerators: 5 years with service every year

5. Comments/Recommendations: _____

Inspected By: Joann Burgner Date: 7/20/13

Otter Pond Homeowner's Association

	Expense Class	Life (Yrs)	Age (Yrs)	Remaining (Yrs)	Replace Cost	Annual Funding	Reserve Contribution	Remain Contribution	Inflation Adjusted
"The Pond"									
2 Aerators *	Reserves	5	3	2	$1,400				
Bridge (rebuild)	Reserves	~~35~~ ~~25~~	17	8	~~$3,000~~	750			
Docks (rebuild)	Reserves	25	17	8	~~$5,000~~	600			
2 Aerators - Repair/ Service	Operational	5	3	2		$400			
Bridge - Repair and paint- 3 Yrs	Operational	25	17	3		$200			
Docks - Repair - Every 3 years	Operational	25	17	3		$335			
Rocks - POND - Every 3 years	Operational	25	1	3		$135			
Spillway - Clean yearly	Operational	?	17	1		$150			

* Price not firm - Firm price by 8/1/2013

1 QTY ORDER View Cart
Free Shipping
All cards accepted & PayPal

Summer Sale
10% Off
Use discount Code "Sale" at checkout

Additional Self Sinking Air Tubing
Price $ 1.49 per foot

1 QTY ORDER
All cards accepted & PayPal

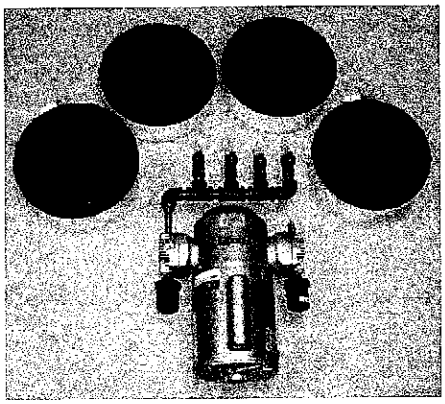
Duck Decoy Accessory
(Attach to diffusers to enable moving if desired)

More Aerator System Information

More Air Tubing Information

Customer Comments:

New for 2012



Deep Water Aerator System

System Includes:
Duel piston 3/4 hp Compressor
4 - way Manifold (with brass valves)
4- Fine Bubble Diffusers
200 ft of Self Sinking Air Tubing

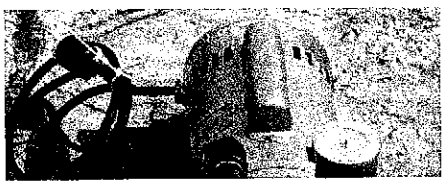
All necessary hardware for installation.

More Information

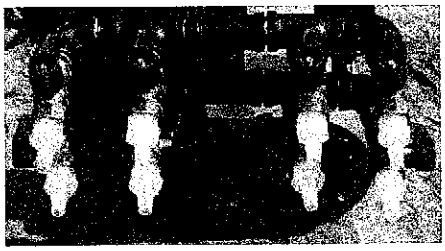
Price $ 1649.00
1 QTY ORDER View Cart
Free Shipping
Summer Sale
10% Off
Use discount Code "Sale" at checkout
Deep Water Aeration System is designed for ponds of over 20 ft deep up to 1 acre of surface area
The operating range of water depth is 1ft to 100ft max depth..

Customer Comments:

Lake Aeration Systems Lake aerator



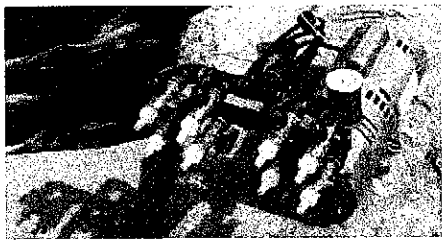
3/4 hp Compressor Specifications
110/220 volt- Motor -- 9.2 amp @ (110v) -- 4.8amp @ (220v)
10psi - 10.0 cfm open air flow (Pumps air to 20 feet deep)
8 way manifold with Brass Valves
Internal filters and external muffler-silencer



Thermo-protector .. motor temperature protection
Oil less operation - Rugged construction
Essentially pulse free service 30,000 hour service life
Rebuild-able
6ft chord
1 year warranty
6ft chord.. supplied for 110volt
Duel Voltage 110volt or 220volt .. single phase

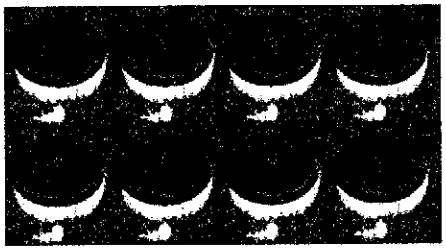
Lake Aeration applications: Bodies of water up to 3 acres surface area, maximum depth of 20 ft.
And many more applications, needing 10 cfm of airflow, and 10 psi of smooth pulse free air pressure

---



Lake Aerator .. Kit #1

***Kit Includes**: 3/4 hp Rotary compressor assembly, 8 way manifold, with brass valves, external air filter, 8 diffuser assemblies, 400 ft. of self sinking air-line.*



Lake Kit #1
Price $ 2632.00
1 QTY ORDER View Cart
Free Shipping
All cards accepted & PayPal
Summer Sale
10% Off
Use discount Code "Sale" at checkout

Additional Self Sinking Air Tubing

Price $ 1.49 per foot
1 QTY ORDER
All cards accepted & PayPal

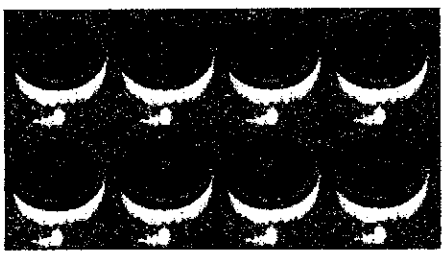
Duck Decoy Accessory
(Attach to diffuser to enable moving if desired)

More Lake Air Information

Customer Comments:

Lake Aerator ... Kit #2

***Kit Includes:** 3/4 hp Rotary compressor assembly, 8 way manifold, brass valves, external air filter, 8 diffuser assemblies, **800 ft.** of self sinking air-line.*

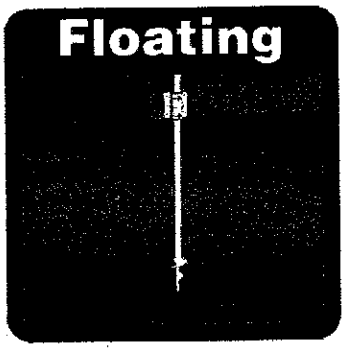


Price 3228.00
1 QTY ORDER View Cart
Free Shipping
All cards accepted & PayPal

Summer Sale
10% Off
Use discount Code "Sale" at checkout

Additional Self Sinking Sir Tubing

Price $ 1.49 per foot



Click image for a larger view.
Hover to zoom in.

4' x 10' Floating Dock. 1 - 4' x 10' section with Aluminum framing.

Model Number: 1762188 | **Menards® SKU:** 1762188
Variation: Resin

$1,008.56 *

Actual Finish:
Resin

5 Variations Found

Add to Wish List | Add to Compare | Printer Friendly Share

Online Availability
Not Available Online

Store Availability
Special order at CHEYENNE WY
Check Another Store

Product Description

This dock includes posts, floats, aluminum frames, commercial hardware and lumber to assemble one 4' x 10' dock section. Available in several different decking options to customize the top of your dock. Photo may differ from options chosen.

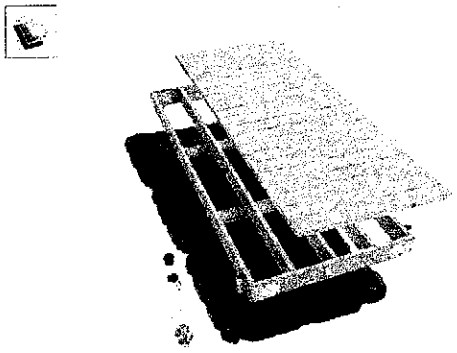
- Approximate price per material list. Cutting and assembly required.

Dimensions: 4x10

Brand Name:
Vendor: Menards

* You may buy all the materials or any part at low cash and carry prices. Because of the wide variables in codes, Menards® cannot guarantee the material list will meet your code requirements. These are suggested designs and material lists only. Some items may vary from those pictured. We do not guarantee the completeness or prices. Labor, concrete floor/foundation, steel beams, paint, electrical, heating, plumbing and delivery not included. Please inquire at the building materials desk. Some special order truss sizes must be jobsite delivered. Delivery is extra.

Please Note: Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as item quantities are constantly changing throughout the day. Inventory last updated 9/10/2013 at 5:00am CT. Rebates are an in-store service; therefore, only in-store purchases and online orders that are picked up at the store qualify for rebate redemption.



Share your own customer images

Commercial Grade Floating Dock

by Playstar Inc.

Be the first to review this item

Price: $869.00

In Stock.
Ships from and sold by **Wayfair**.

$10 Off Your $50 Purchase of Select Seasense Boating Products
For a limited time only, save $10 on your $50 purchase of select Seasense boating products. Shop now.

Quantity: 1
$869.00 + Free Shipping
In Stock. Sold by **Wayfair**

or
Sign In to turn on 1-Click ordering.

More Buying Choices
Have one to sell?
Share

Customers Who Viewed This Item Also Viewed

Page 1 of 4

The Dock Manual: Designing/Building ...
› Max Burns
(20)
Paperback
$18.17

Taylor Made Products Dock Float (24" X 36" X 12" H)
$131.62

Aluminum Floating Dock with Resin Top
$1,941.16

Marine Dock Float
$112.89

Dock Edge + Inc. Floating Dock Hardware Dock2Go Connector Kit (6-12 Feet)
$286.17

Customers Viewing This Page May Be Interested in These Sponsored Links (What's this?)

Product Details

Product Dimensions: 120 x 48 x 15.5 inches
Shipping Weight: 151 pounds (View shipping rates and policies)
ASIN: B00AP7KIAA
Average Customer Review: Be the first to review this item
Amazon Best Sellers Rank: #274,339 in Patio, Lawn & Garden (See Top 100 in Patio, Lawn & Garden)

Did we miss any relevant features for this product? **Tell us what we missed.**
Would you like to **update product info**, **give feedback on images**, or **tell us about a lower price**?

Product Description

KT 10056 Features: -Floating dock frame.-Lumber, screws and pipe sold separately.-Combine 2 or more sections for the configuration of your choice.-Additional materials required for a floating dock: (5) 2" x 6" x 10', (2) 2" x 6" x 8', (11) 5/4" x 6" x 8, (229) #8 x 2" Deck screws, (1) Dock pipe.-Made in the U.S.A. Warranty: -Full 25 Year warranty.

Product Ads from External Websites (What's this?) **Sponsored Content**

Otter Pond Homeowner's Association

Open Area Assessment – Marina

Year: _____

Photograph overall condition and defects. The photographs will help during major assessments to identify areas that are slowly deteriorating.

1. Description: The Marina Open Area comprises a boat harbor with moorings, a concrete boat ramp, a foot bridge, an interconnection of concrete sidewalks for pedestrian access, landscape botanical plantings for natural aesthetic beauty, a dispenser of plastic waste bags for residents to pick up after their dogs while on a walkabout, and signage.

2. Date open area was created: _____.

3. Defects – (Include pictures)

	None	Minor	Moderate	Extensive
Landscape botanical plantings				
Signage				
Dog waste bags dispenser mounted on post				
Concrete sidewalks				

*Include photos of each and, if necessary, descriptions of the defect.

4. Overall Condition Scale: Poor Fair Good Excellent

5. Estimated Useful Life of open area (Yrs): _____.

6. Comments/Recommendations:_____

_____

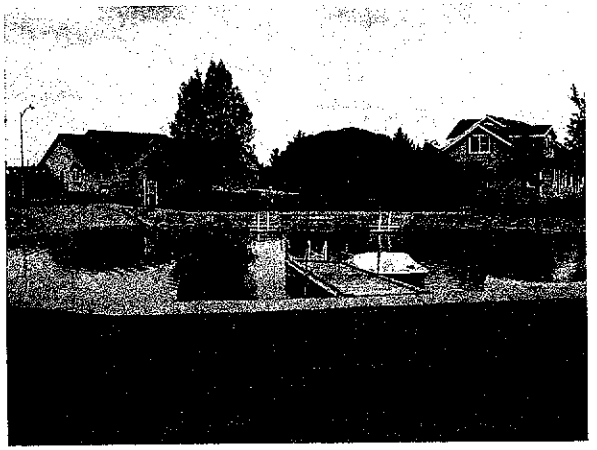
_____

_____

Inspected By: _____ Date: _____

Otter Pond
Homeowner's Association

Marina Park Open Area



Marina Open Area

Marina Open Area

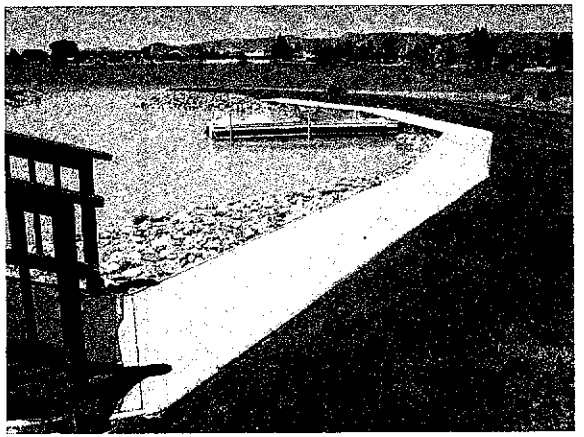
Marina Open Area

Marina Open Area

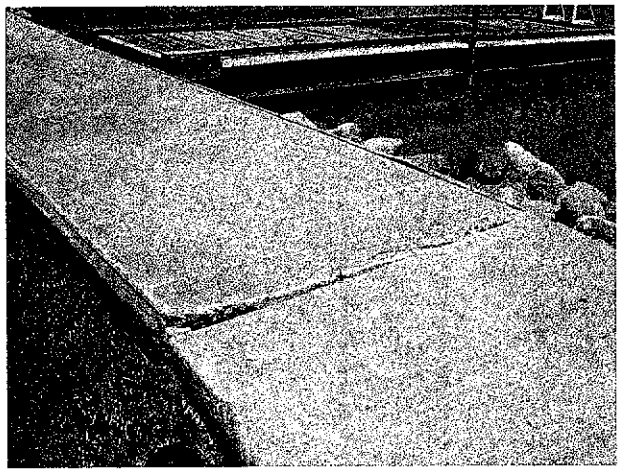
Otter Pond
Homeowner's Association

Marina Park Open Area

Marina Northwest Sidewalk



Marina Southeast Sidewalk



Sidewalk Heave at Northwesterly Moorings

Sidewalk Crack at Bridge Leading to Southeast Moorings

Otter Pond Homeowner's Association

Open Area Assessment - Spillway Park

Year: _____

Photograph overall condition and defects. The photographs will help during major assessments to identify areas that are slowly deteriorating.

1. Description: Spillway Park defines an small shoreline space to the immediate north and east of the passageway which drains water overflow from Otter Pond. The area is covered by crushed stone atop a fabric weed barrier. A stepping stone path leads pedestrians from the sidewalk on Otter Pond Circle to the south end of the park. An iron bench invites residents to sit and enjoy the pond's tranquility enhanced by a superb southerly view of the San Juan Mtns.

2. Date Spillway Park was installed: _____.

3. Defects – (Include pictures)

	None	Minor	Moderate	Extensive
Weed barrier fabric				
Iron bench				
Signage on spillway fence				
Dog waste bags dispenser mounted on post				

*Include photos of each and, if necessary, descriptions of the defect.

4. Overall Condition Scale: Poor Fair Good Excellent

5. Estimated Useful Life of weed barrier (Yrs): _____.

6. Comments/Recommendations: _____

_____

_____

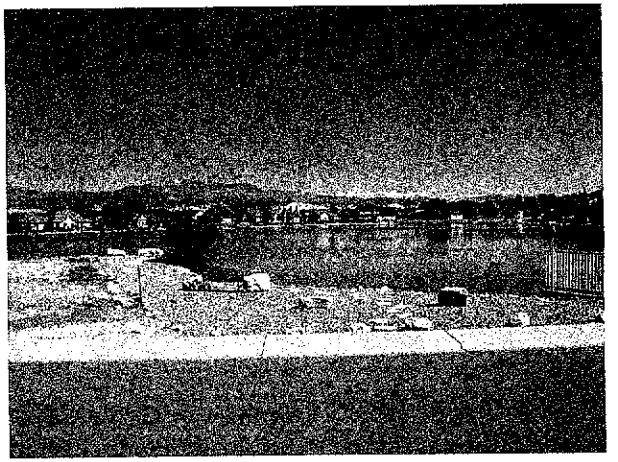
_____

Inspected By: _____ Date: _____

Otter Pond
Homeowner's Association

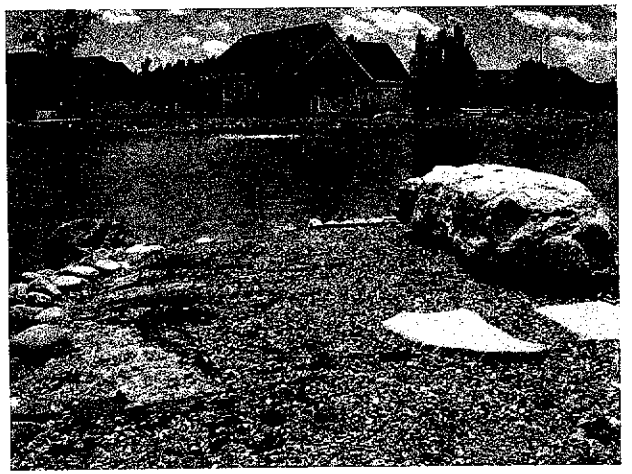
Spillway Park Open Area

Easterly View



Southerly View

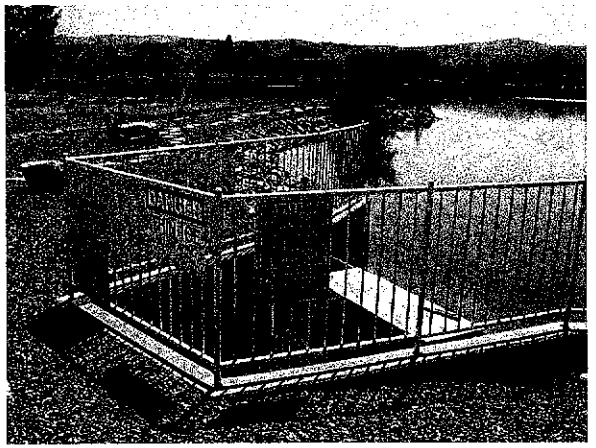
Exposed Weed Barrier Fabric



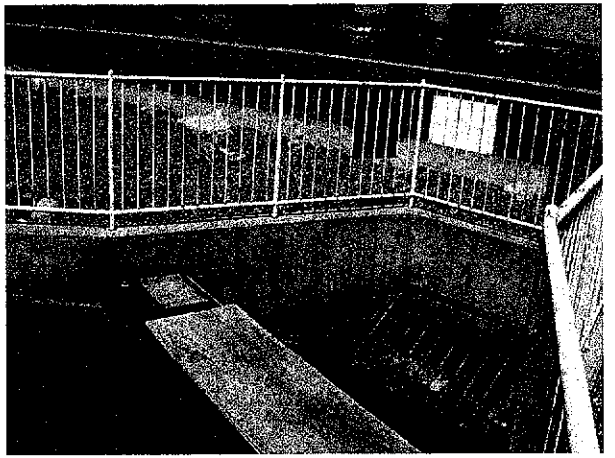
Exposed Weed Barrier Fabric

Otter Pond
Homeowner's Association

Spillway Park Open Area



Spillway Close-up



Spillway Close-up

Shoreline

Otter Pond Homeowner's Association

Ditch System Assessment

Year: 2013

See attached map of Ditch System.

1. Description: The ditches direct water throughout the development. The "F" ditch feeds the pond through the "silt pond". The other main source comes from a pond on the Singh property and feeds our pond; it also runs parallel to the tennis court and leaves the development on the north property line behind the tennis court. The map shows the system in some detail. Many homes use the ditches for irrigation.

2. Date Ditch System Installed: The ditches were installed in 1996.
   The silt pond was added in 2012.

3. Overall Condition Scale: Poor Fair Good Excellent

   [////////////]

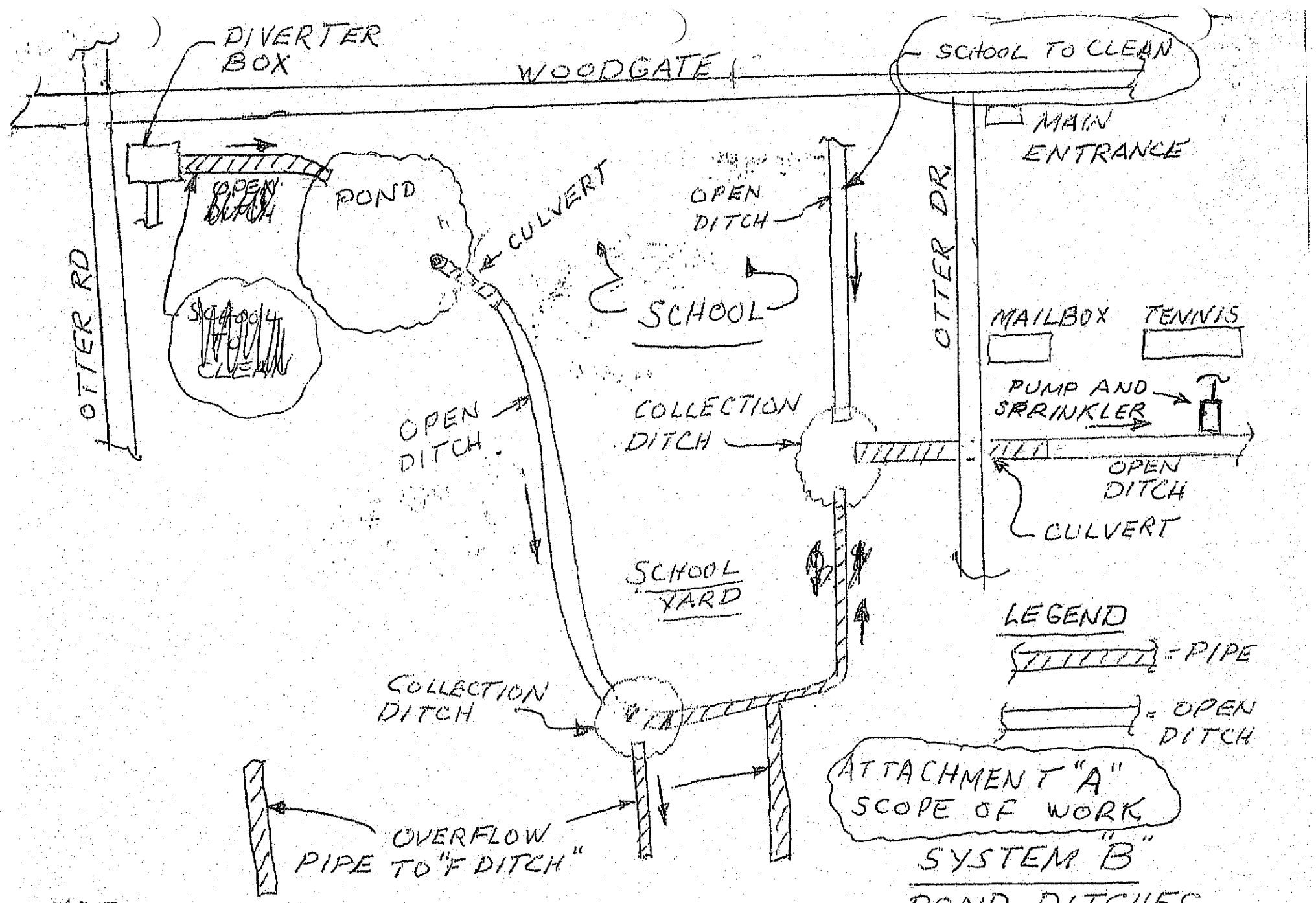
4. Estimated Useful Life:

   Ditches: Unknown
   Silt Pond: Unknown

5. Comments/Recommendations: I would not consider any reserves for the ditch system. There will be operational expenses for maintenance and cleanup.

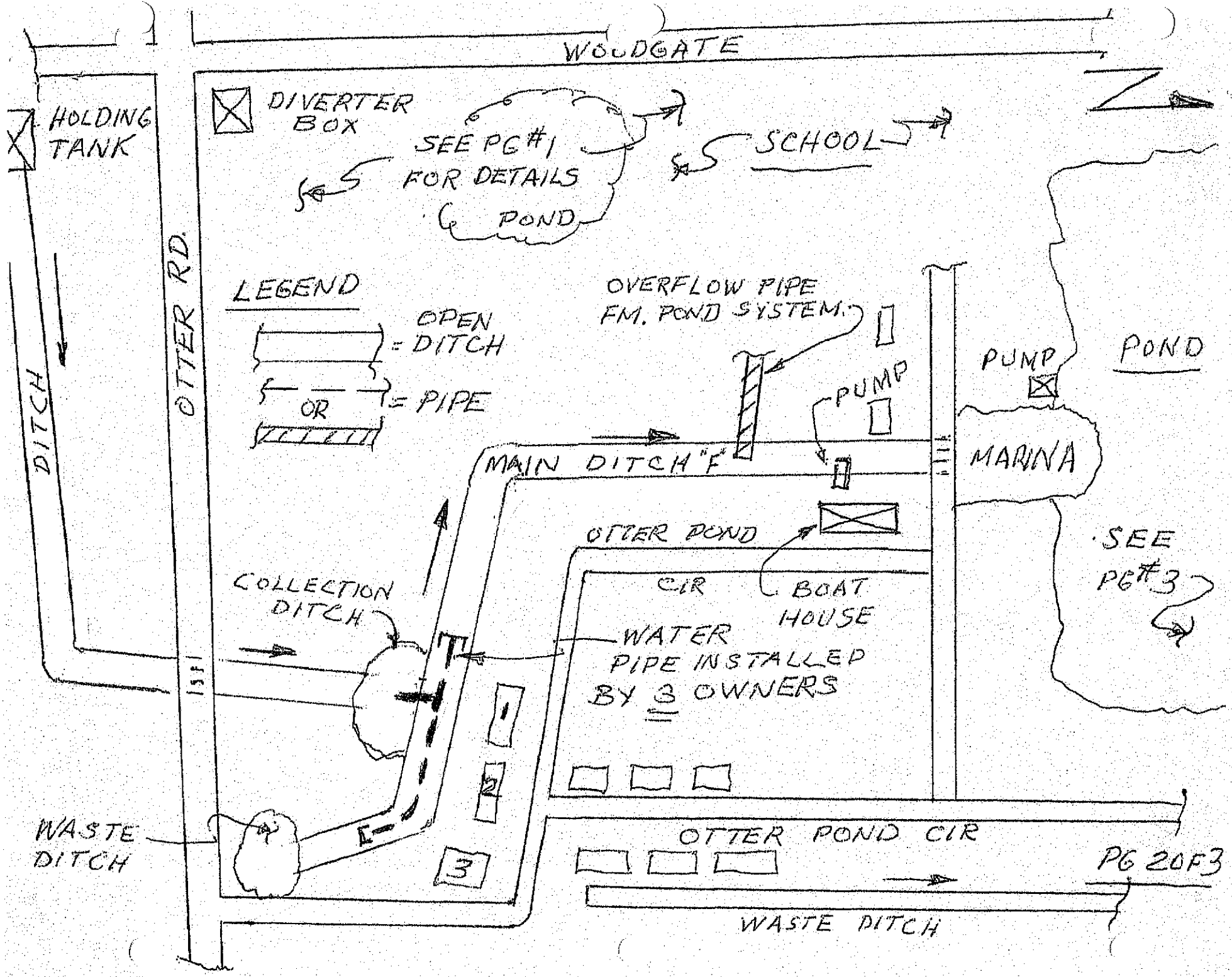
Inspected By: James Bergner Date: 7/20/13

	Expense Class	Life (Yrs)	Age (Yrs)	Remaining (Yrs)	Replace Cost	Annual Funding	Reserve Contribution	Remain Contribution	Inflation Adjusted
Ditch System									
	Reserves			N/A					
Ditch Maintenance	Operational	50	17	N/A		$1,000			
Silt Pond Cleaning (every 2 yrs)	Operational	50	1	N/A		$1,500			
Silt Pond Maintenace	Operational	50	1	N/A		$300			



NOTE:

THIS SYSTEM SUPPLIES IRRIGATION WATER FOR SOME 9 HOUSES & CONTINUTS NORTH & WATERS COMMON AREA


WOODGATE
HOLDING TANK
DIVERTER BOX
SEE PG #1 FOR DETAILS
POND
SCHOOL
DITCH
OTTER RD.
LEGEND
OPEN = DITCH
OR
= PIPE
OVERFLOW PIPE FM. POND SYSTEM.
PUMP
PUMP
POND
MARINA
MAIN DITCH "F"
OTTER POND
CIR
BOAT HOUSE
SEE PG #3
COLLECTION DITCH
WATER PIPE INSTALLED BY 3 OWNERS
1
2
3
WASTE DITCH
OTTER POND CIR
PG 2 OF 3
WASTE DITCH

Otter Pond Homeowner's Association

Boathouse and Ditches Assessment

Year: 2013

The Boathouse was built early in the life of the Otter Pond Subdivision and has received recent maintenance, including the replacement of the siding. There are a few things that might require dipping into our Reserve Fund, but most repairs would be of the operational expense variety.

1. Roof replacement, at full cost, would be about $3500 today. Some of that would probably be covered by insurance if the loss was due to wind, hail, fire, etc. Inflation may add 20% to that figure over the long haul, so I would estimate that $4200, minus $1000 insurance deductible, or $3200 might be set aside in Reserve for this item.

2. Door replacement would about $500 installed at today's price. Again, add 20% inflation and our Reserve number should be $600. However, this could be considered an expense item.

3. As mentioned, the siding was recently replaced at a cost of $5000. Life span is estimated to be 15-20 years, so over that large span of time, $5000 (plus $1000 inflation), or $6000 might be a reasonable figure to set aside.

4. Driveway and pathway material, called "Trail Mix" by Beaver Lakes Nursery, costs about $50/yard. One yard will cover 160 square feet, 2" thick and we have about 1600 square feet between the driveway and pathways. This, I believe, would be another expense item, with a total needed of no more than $600.

5. Windows, interior, electrical would all be expense items.

6. Overall Condition Scale: Poor Fair Good Excellent
   Good+

7. Estimated Useful Life of the Boathouse (Yrs): 50.

8. Comments/Recommendations:_It would seem that the boathouse would require very little in major repairs for a good many years. Certainly some expense expenditures may be in order, but those should not require that any Reserve monies be set aside.

9. As for the ditches, our committee had concluded that ditch maintenance was an operational expense, so no Reserve money should be required.

Inspected By: Gerry Witt Date: June 15, 2013

Otter Pond Homeowner's Association

Open Area Assessment – Boathouse Park

Year: _____

Photograph overall condition and defects. The photographs will help during major assessments to identify areas that are slowly deteriorating.

1. Description: Boathouse Park comprises the open grassy area surrounding the Otter Pond Boathouse. The park's central element is the boathouse, which provides off season storage for residents' watercraft when not in use on Otter Pond. Access from sidewalk to the boathouse door is provided by a driveway measuring approximately 11' by 99' that is paved with orange, crushed stone atop fabric weed barrier. The outside perimeter of the boathouse is also landscaped by crushed stone atop fabric weed barrier. Boathouse Park is bordered by Otter Pond's silt retention pool on its west side, Otter Pond Circle on north and east sides, and a residence on its south side.

2. Date Boathouse Park was created: _____.

3. Defects – (Include pictures)

	None	Minor	Moderate	Extensive
Weed barrier fabric				

*Include photos of each and, if necessary, descriptions of the defect.

4. Overall Condition Scale:

Poor	Fair	Good	Excellent

5. Estimated Useful Life of park (Yrs): _____.

6. Comments/Recommendations:_____

_____

_____

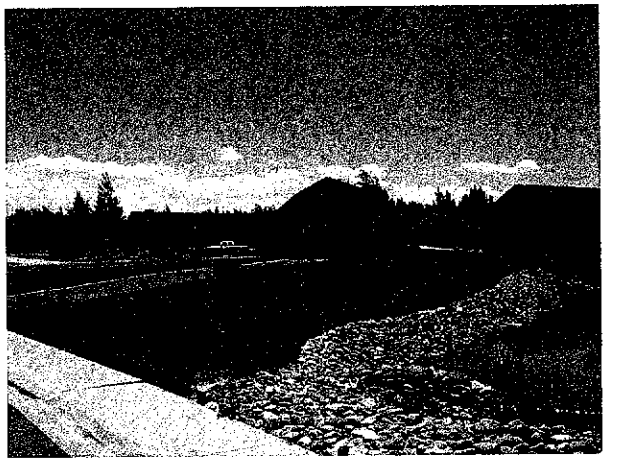
_____

Inspected By: Date:

Otter Pond
Homeowner's Association

Boathouse Park Open Area

Boathouse Park Open Area Southwesterly View



Boathouse Park Open Area & Settling Pond

Boathouse Park Open Area Driveway

Otter Pond Homeowner's Association

Main Entrance Assessment

Year: _____

Photograph overall condition and defects. The photographs will help during major assessments to identify areas that are slowly deteriorating.

1. Description: The two principal features at the main entrance to the Otter Pond subdivision are a landscaped traffic island and a brick and mortar marquee. The traffic island is planted with four maple trees and numerous juniper and forsythia shrubs. The marquee measures 10' 10" in length by 4' 2" wide by 7' tall. An artistically stylized, carved wood placard fronts the brick and mortar marquee, and there is a planting area for summertime flowers at its base.

2. Date landscaped traffic island was installed: _____.

3. Date brick and mortar marquee was installed: _____.

4. Defects – (Include pictures)

	None	Minor	Moderate	Extensive
Marquee Brick/Mortar				
Concrete Curb/Gutter				

*Include photos of each and, if necessary, descriptions of the defect.

6. Overall Condition Scale:

Poor	Fair	Good	Excellent

7. Estimated Useful Life of the concrete curb/gutter surrounding landscaped island (Yrs): _____.

8. Estimated Useful Life of the brick and mortar marquee (Yrs): _____.

9. Comments/Recommendations:_____

_____

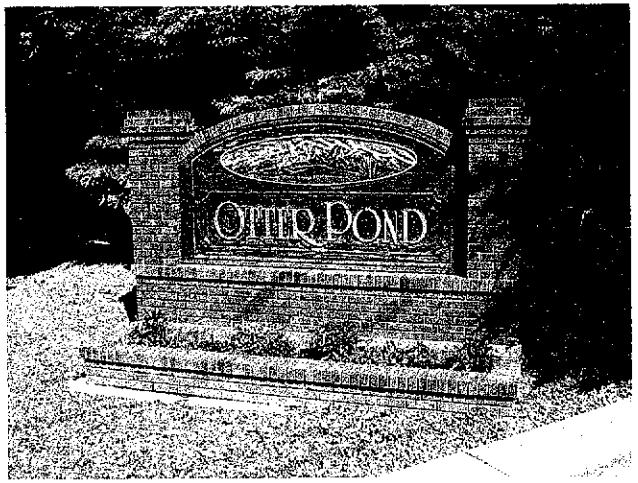
_____

_____

Inspected By: _____ Date: _____

Otter Pond
Homeowner's Association

Main Entrance Open Area



Marquee

North Easterly View

Westerly View

Easterly View

Otter Pond Homeowner's Association

Concrete Sidewalks Assessment – Cottonwood Elementary School

Year: _____

Photograph overall condition and defects. The photographs will help during major assessments to identify areas that are slowly deteriorating.

1. Description: Two concrete sidewalks provide pedestrian access to Cottonwood Elementary School from within the Otter Pond subdivision, avoiding exposure to the auto traffic on Woodgate Road. One sidewalk starts between 1820 and 1822 Otter Pond Circle and terminates at the playground field behind (east of) the school. The other sidewalk starts between 1806 and 1808 Otter Pond Circle and leads pedestrians to the front (west side) of the school. Both sidewalks are 8 feet in width.

2. Date sidewalks were installed: _____.

3. Defects – (Include pictures)

	None	Minor	Moderate	Extensive
Heaving				
Cracking, buckling				

*Include photos of each and, if necessary, descriptions of the defect.

4. Overall Condition Scale:

Poor	Fair	Good	Excellent

5. Estimated Useful Life of sidewalks (Yrs): _____.

6. Comments/Recommendations:_____

_____

_____

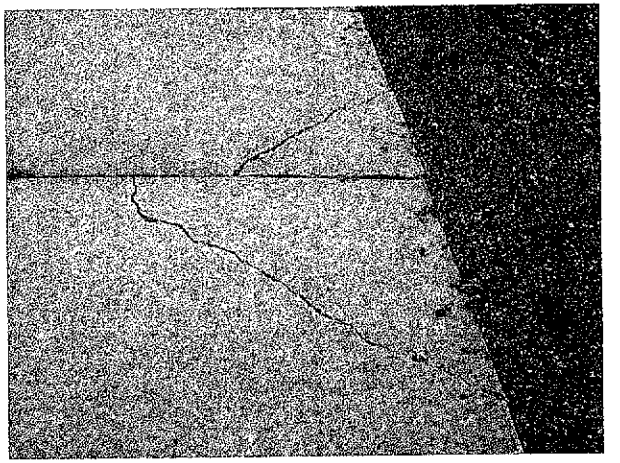
_____

Inspected By: _____ Date: _____

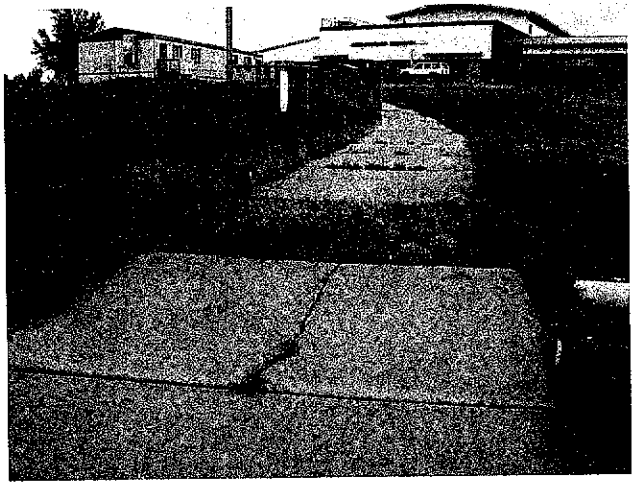
Otter Pond
Homeowner's Association

Cottonwood Elementary Concrete Sidewalks

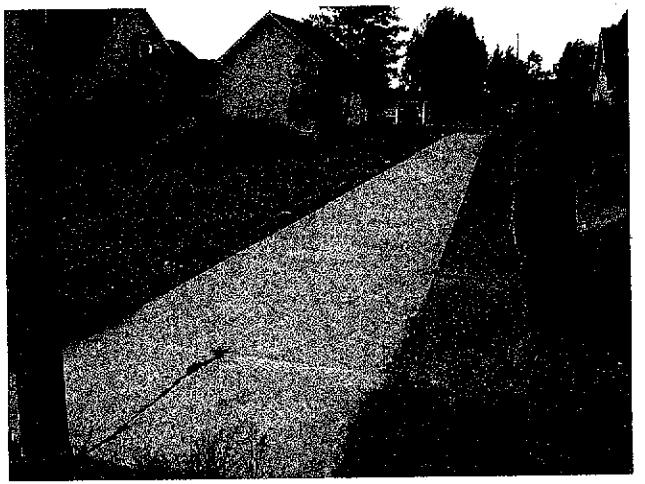
Entrance Between 1806 & 1808 OPC Southerly View



Cracks Between 1806 & 1808 OPC



Crack Between 1806 & 1808 OPC



Between 1806 & 1808 OPC Northerly View

Otter Pond
Homeowner's Association

Cottonwood Elementary Concrete Sidewalks

Entrance Between 1820 & 1822 OPC Westerly View

Crack Between 1820 & 1822 OPC

Playground Approach Between 1820 & 1822 OPC Westerly View

Playground Approach Between 1820 & 1822 OPC Easterly View

Otter Pond Homeowner's Association

Open Area Assessment - Drainage Park

Year: _____

Photograph overall condition and defects. The photographs will help during major assessments to identify areas that are slowly deteriorating.

1. Description: Drainage Park comprises a low area between 2024 and 2026 Otter Pond Circle. The terrain's function is to provide a route for irrigation water overflow from the farm pasture to the east of Otter Pond subdivision to re-enter the Uncompahgre Valley's drainage system. The land is covered with crushed stone atop a fabric weed barrier. A metal frame gazebo and landscape plants enhance the park's visual interest.

2. Date Drainage Park was installed: _____.

3. Defects – (Include pictures)

	None	Minor	Moderate	Extensive
Weed barrier fabric				
Metal frame gazebo				

*Include photos of each and, if necessary, descriptions of the defect.

4. Overall Condition Scale: Poor Fair Good Excellent

5. Estimated Useful Life of the weed barrier fabric (Yrs): _____.

6. Comments/Recommendations:_____

_____

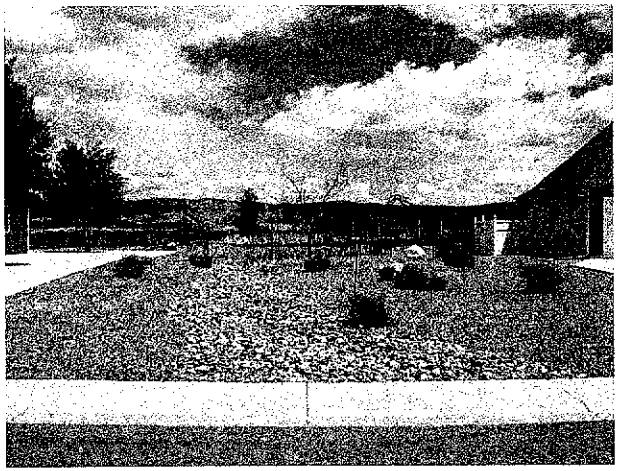
_____

_____

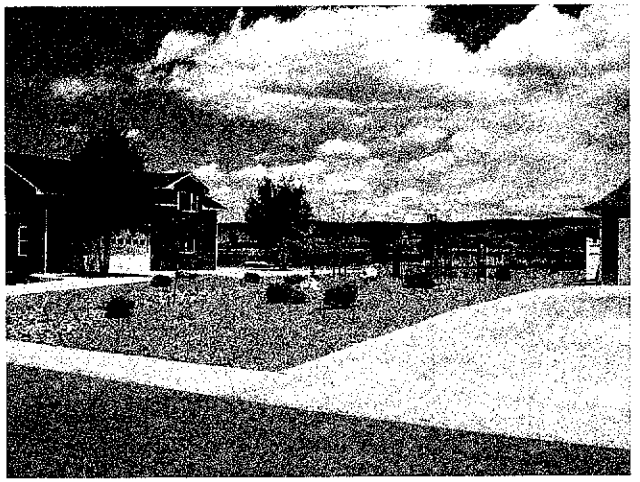
Inspected By: _____ Date: _____

Otter Pond
Homeowner's Association

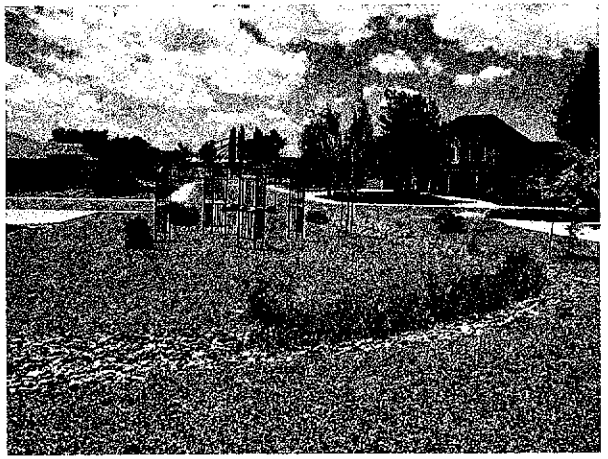
Drainage Park Open Area



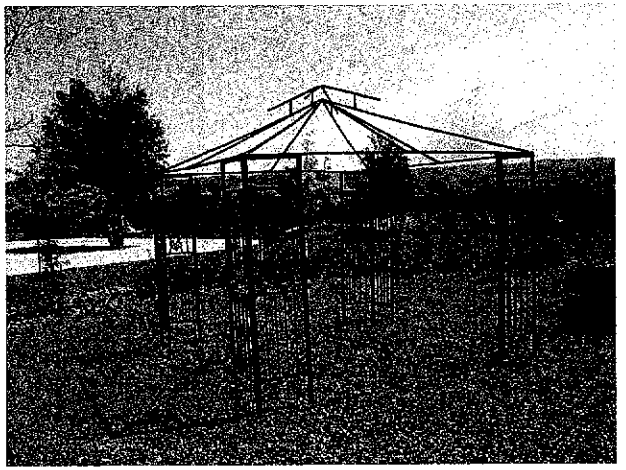
Easterly View



North Easterly View



Westerly View



Metal Gazebo

Otter Pond Homeowner's Association

Open Area Assessment – Otter Pond Park

Year: _____

Photograph overall condition and defects. The photographs will help during major assessments to identify areas that are slowly deteriorating.

1. Description: The Otter Pond Park Open Area affords an expansive landscaped setting in which subdivision residents can come to relax and enjoy the outdoors. There are two pedestrian entrances to the park off Otter Pond Circle which are connected by a concrete sidewalk. Additional stone surfaced meditation paths are found inside the park. The park's mixed surface is both grass lawn and crushed stone/gravel atop a weed barrier. Botanicals include: 15 island plantings with trees, augmented by approximately 90 other shrubs and bushes throughout the park. Twelve landscape boulders and a metal gazebo deliver visual interest, and three iron benches provide something on which to sit. A split rail fence marks the park's perimeter boundary with homeowners' parcels.

2. Date open area was created: _____.

3. Defects – (Include pictures)

	None	Minor	Moderate	Extensive
Concrete sidewalk				
Weed barrier fabric				
Split rail fence				

*Include photos of each and, if necessary, descriptions of the defect.

4. Overall Condition Scale:

Poor	Fair	Good	Excellent

5. Estimated Useful Life of open area (Yrs): _____.

6. Comments/Recommendations:_____

_____

_____

_____

Inspected By: _____ Date: _____

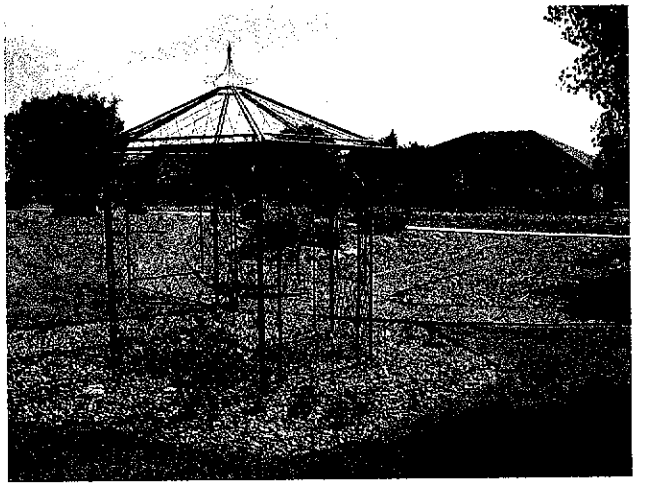
Otter Pond Homeowner's Association

Otter Pond Park Open Area

Otter Pond Park Open Area

Otter Pond Park Open Area

Otter Pond Park Open Area Bench & Meditation Paths



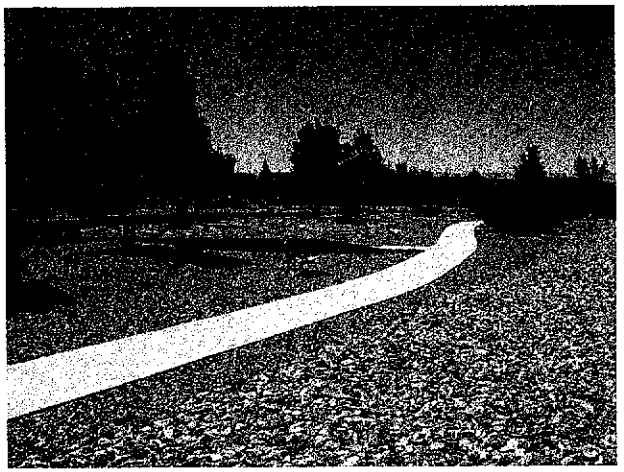
Otter Pond Park Open Area Gazebo

Otter Pond
Homeowner's Association

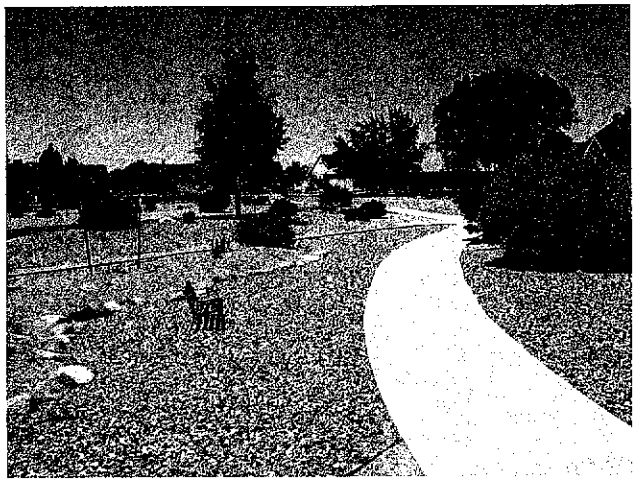
Otter Pond Park Open Area

West Entrance Sidewalk

Northerly Traverse Part 1



Northerly Traverse Part 2

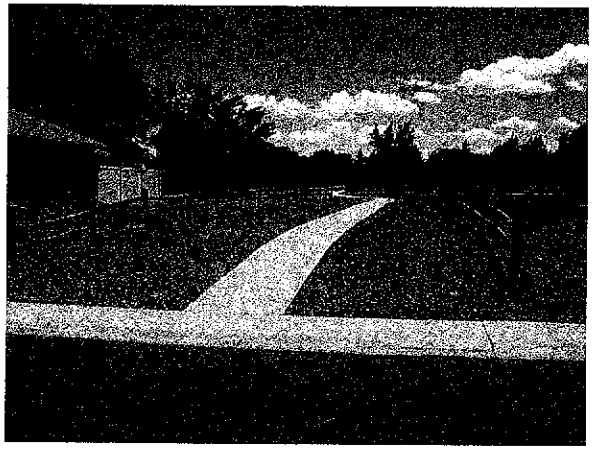


Northerly Traverse Part 3

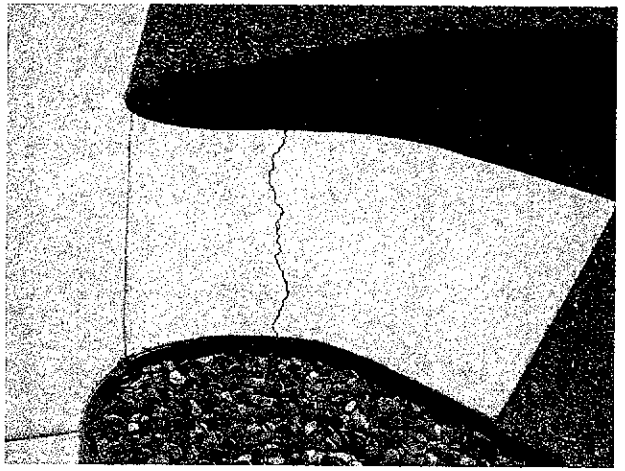
Otter Pond
Homeowner's Association

Otter Pond Park Open Area

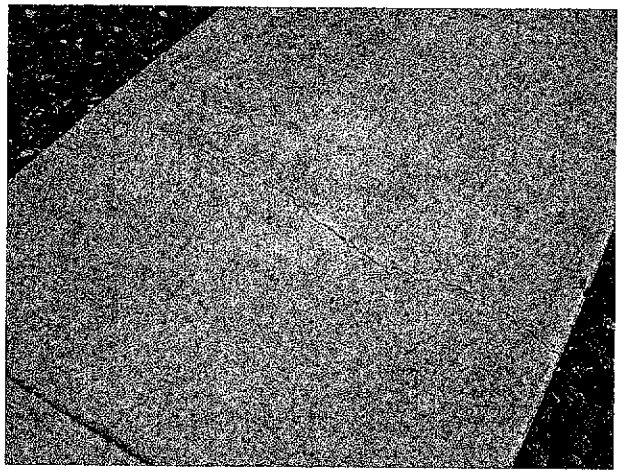
Northerly Traverse Part 4



North Entrance Sidewalk Southerly View



Sidewalk Crack



Sidewalk Developing Crack

Otter Pond Homeowner's Association

Common Areas Assessment

Year: 2013

There are 7 common areas in Otter Pond.

1. Description: Three common areas get their water from the pond and ditches. Three areas are on city water. One area is watered by the adjacent owner. The locations are as follows:

   a. Boathouse – Sprinkler system is fed from "F" ditch, using a 3/4HP single phase motor driven pump and controller.

   b. Marina – Sprinkler system is fed from the pond using a 3/4HP single phase motor driven pump and controller

   c. Tennis court – Sprinkler system is fed from a ditch using a 3/4HP single phase motor driven pump and controller.

   d. Entry way - Uses city water and a controller.

   e. Park – Uses city water and a controller.

   f. Planters located on the north end of the pond use city water and a drip system, and has a controller.

   g. Plants located next to Ken Johnson's home at 2026 Otter Pond Circle is watered by him as needed. No sprinkler system or controller.

2. Date Common Areas Installed: The area next to Ken Johnson was planted in 2008. The remaining areas were planted in 1996.

3. Overall Condition Scale: Poor Fair Good Excellent

   [///////////]

   All three pumps were rebuilt and replaced in 2009.

4. Estimated Useful Life:

   Pumps: 10 years
   Controllers: 25 years

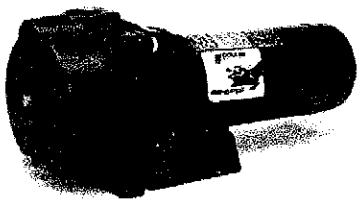
5. Comments/Recommendations: _____

Inspected By: Jana Burgner Date: 7/20/13

Otter Pond Homeowner's Association

	Expense Class	Life (Yrs)	Age (Yrs)	Remaining (Yrs)	Replace Cost	Annual Funding	Reserve Contribution	Remain Contribution	Inflation Adjusted
Common Areas									
3 Pumps- Sprinkler Systems *	Reserves	10	4	6	$1,500				
3 Pumps - Spr. Sys. - rebuild *	Operational	5	4	1		$500			
* rebuild 5th yr. Replace 10th yr.									
6 controllers- common areas	Operational	25	17	8	$600				
Mow and Trim	Operational	NA	17			$8,200		Yearly exp. 2013	
Sprinkler Repairs	Operational	NA	17		1000	~~$300~~		Yearly exp. 2013	
Utility Costs	Operational	NA	17			~~$6,500~~		Yearly exp. 2013	
Common Area Upkeep	Operational	NA	17		1000	~~$300~~		Yearly exp. 2013	

all prices include installation
where applicable



Goulds GT15 Pump, Self Priming Centrifugal, 1-1/2 HP

Sold by: globalindustrial.com

Availability: Usually ships in 8 to 11 days

Like 0

Stock No: WGB867733

Price: $474.95

Calculate Shipping

Chat with a Salesperson

Add this item to your list

Qty: 1 ADD TO CART

Product Information | Product Q&A

Write a review for this product. Write A Review

Goulds GT15 Pump, Self Priming Centrifugal, 1-1/2 HP

GT IRRI-GATOR SELF-PRIMING CENTRIFUGAL PUMPS - 60 HZ FEATURES: Self-Priming Design: Once pump is initially primed, filled with water, it will reprise when the water level rises above the end of the suction pipe.Serviceable: Back pullout design allows disassembly of pump for service without disturbing piping. Two compartment motor for easy access to motor wiring and replaceable components.Diffuser (Guide vane): Bolt down diffuser provides positive alignment with impeller. F.D.A. compliant, injection molded, glass filled Lean® for durability and abrasion resistance.Impeller: F.D.A. compliant, glass filled Nary®. Corrosion and abrasion resistant.Corrosion Resistant: Electro-coat paint process is applied inside and out, then baked on.Casing: Cast iron, 4-bolt, back pull-out design. Openings for vacuum gauge and casing drain.Powered for Continuous Operation: Pump ratings are within the motor manufacturer's recommended working limits. Can be operated continuously without damage. Mechanical Seal: Carbon/ceramic faces, BUNA elastomers. 300 series stainless steel metal parts. Diaphragm prevents the seal from running dry.

APPLICATIONS:

- Lawn sprinkling
- Irrigation
- Air conditioning systems
- Heat pumps
- Water transfer
- Dewatering

SPECIFICATIONS:

- Pump: Pipe connections:1½" NPT suction1½" NPT discharge
- Capacities: to 110 GPM at 5 foot suction lift
- Heads: to 128 feet
- Reprime capabilities: to 25 feet suction lift
- Maximum working pressure:125 PSIG
- Maximum water temperature:140° F (60° C)
- Rotation: clockwise when viewed from motor end.

Click for Spec Sheet

Product Specifications

BRAND	Goulds
LENGTH INCHES	21-3/16
WIDTH INCHES	8-1/4
HEIGHT INCHES	9-1/4 (13-1/3 W/Base)
DISCHARGE CONNECTION INCHES	1-1/2
INLET CONNECTION INCHES	1-1/2
HOUSING CONSTRUCTION	Cast Iron
SHAFT CONSTRUCTION	Stainless Steel
SHAFT SEAL CONSTRUCTION	Carbon Ceramic Faces, BUNA Elastomer & Stainless Steel Parts

IMPELLER MATERIAL	Glass Filled Noryl
ROTATIONS PER MINUTE	3500
MAX. TEMPERATURE	140
VOLTAGE	115/230
PHASE	1 ODP
HERTZ	60
HORSEPOWER	1-1/2
GALLONS PER MINUTE	110
SERIES	GT IRRI-GATOR
SUCTION/DRAW HEAD FEET	128
DISCHARGE CONNECTION TYPE	NPT
INLET CONNECTION TYPE	NPT
MANUFACTURER'S PART NUMBER	GT15

Have a Question About This Product?
Chat live with a representative

Give Us Your Feedback On This Page

*** Help us continuously improve by reporting any errors or omissions on this page including:**

- ○ Incorrect or confusing information
- ○ Misspellings or bad grammar
- ○ Page not loading correctly or generating an error
- ○ I did not find what I was looking for
- ○ I found this item for a lower price.
- ○ Other

Please provide an example of any missing or incorrect information.

*** Comments:**

*** Email Address:**

*** Verification:** (Type the characters you see below)

dr8xb

If you need immediate assistance, please call **1.888.978.7759**.

SUBMIT COMMENTS

Need assistance? Call Us
1.888.978.7759

Have a Question?
Click Here For Live Chat

Customer Service
Help
Contact Us
About Us
Terms & Conditions
Privacy Policy
Shipping & Returns
Employment
W-9 Form

Account Information
Your Account
Order Status
Retrieve Quote
Shopping Cart
Shopping Lists
Apply For Credit
Catalog Unsubscribe
Marketplace Seller

Site Tools
Site Map
Inventory Clearance
Affiliate Program
Press Releases
Can't Find It
Rebate Center
Limited Warranty Information
Extended Service Plan
Feedback

QUICK ORDER

Qty. Item #
Qty. Item #
Qty. Item #
Qty. Item #
Qty. Item #

ADD TO CART

Get The HOTTEST News & Deals! email address sign up

Material Handling | Storage & Shelving | Workbench & Shop Desks | Packaging & Supplies | Furniture & Office | Foodservice & Appliances | Janitorial & Maintenance | Tools & Instruments | Fasteners & Hardware | Motors & Power Transmission | HVAC/R & Fans | Electrical & Bulbs | Plumbing Supplies | Safety & Medical

Bookmark To:

Global Industrial Canada

PayPal

Follow | 737