



Lake Forest Board of Directors Meeting  
August 17th, 2021  
Minutes

Location: Hearing Park

Board members present; Kathleen Emmett, Gregg Langer, Jeff Heard, Deanna Rocamora, Beckie Weatherford

Board members absent: Alex Broman, Judi Denney

Guests: 2

Time started: 6:30 pm

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**Welcome by President**

The board welcomed Sergeant Jason Casebolt, Office of Professional Standards, Thurston County Sheriff's Office to present information on what actions the HOA can take to prevent and discourage homeless camping in the LFHA green belts.

The event which led to inviting Sgt Casebolt was reported to Kathleen Emmett by an LFHA resident. The resident reported that a man and woman exited a transit bus that runs through LFHA and asked for blankets, then proceeded to use the greenbelt as a restroom and stayed the night. When Kathleen called law enforcement agencies, she was told there was nothing that could be done to remove the individuals.

Sgt Casebolt discussed the homelessness crisis within the state and the increased activity in Olympia which is growing into Lacey. He informed us that since LFHA is a private property we can report trespassing to the authorities which will initiate the process to remove individuals who are found sleeping or camping in the green belt areas.

Specifically, he stated that anyone who has Care, Custody and Control (CCC) of a property can report trespassing to the Sheriff's Department. For the purposes of reporting trespassing, camping, or living on LFHA common areas or greenbelts, members of the LFHA Board of Directors are considered to have CCC.

When reporting an incident, the Board Member should call the non-emergency phone number and state their title on the board and that they have CCC of the area being illegally occupied. Once the report is made, the officers will inform the trespasses in the form of a warning and be given a reasonable amount of time to vacate. If they do not vacate, they could be charged with criminal trespassing.

Trespassing situations must be dealt with immediately (no definite time given). If allowed to go on, law enforcement can't come in and issue warnings or citations due to recent legislation. It becomes a civil issue which only a judge can do anything about. Police have no authority if trespassing has been allowed by an owner as it becomes an eviction issue and would only be enforced by a civil court judge.

Although the LFHA board of directors has CCC over the green belts and common areas, they do not have the authority to report homeless camping observed on a resident's property. If a resident has allowed homeless camping on their property, only the resident can report trespassing as they are in Care, Custody and Control of said property.

If a homeowner allows someone to live in a trailer on their property, the HOA can tackle it through the civil courts not the Sheriff's Dept. It takes a lot of time and money but can do it. HOA would have to put pressure on homeowner or landowner. Landlords can evict the renter but can't force the people out that aren't supposed to be there. Landlords should have in rental contract that renter can't be sublet to other people.

The roadways within LFHA are public and are subject to the county roadway laws. People who are urban camping in LFHA and are complying to the public roadway laws (registered, parked correctly and in good operation) are less likely to be cited. Contact Thurston County Sheriffs Dept to assess the vehicle and issue citation/tow etc.

### **Secretary Report- Deanna Rocamora**

Due to not having enough board members available for a quorum in July, the HOA meeting was cancelled.

June's minutes were submitted via email to the board members for review and approval. A copy was also brought to this meeting for review. A motion was made, seconded and carried to approve the June minutes.

Deanna presented the idea of creating Legacy documents for the board positions. This document would serve as a guide to incoming board members as to the ins/out of each position and what that person does monthly. There can be multiple jobs/tasks that a person does outside of the official job description, and this could be a tool to communicate and record that information for future board members. Deanna will work on a template and present at next board meeting.

Deanna announced she will be out of town for the October board meeting. She can Zoom in if someone will bring a laptop. Starting in October, the monthly board meetings will be at the Lacey Fire Station #3.

### **Treasurer Report – Update by Beckie Weatherford and Shantel Jones**

Reports submitted via email for inclusion with minutes. Addendum A.

The ballots to waive the 2020 professional audit went out via email and postcard. As of this meeting, there have not been enough votes received to reach a quorum and it is expected that a 2<sup>nd</sup> vote will be needed. Final results will be announced at the September board meeting.

### **Architectural Review Committee (ARC) Report -Update by Gregg Langer**

One request was received for a new fence. It was approved and letter sent.

### **Covenants, Conditions, & Restrictions (CC&R) Report -Update by Alex Broman**

Report submitted via email for inclusion with minutes. Addendum B.

## **Maintenance -Update by Jeff Heard**

Report submitted via email for inclusion with the minutes. Addendum C.

The tree removal project that was started earlier this year has been completed. This project removed over 60 trees that were diseased and a potential danger to surrounding areas.

After discussion regarding a woodpecker damaged tree, a motion was made, seconded, and carried to proceed with topping the tree.

The sink hole in Hearing Park was discussed. An estimate from Rogue Iron Inc. was presented and declined. Jeff and the maintenance crew will place the sink hole on their project list and come up with a plan.

New patches of asphalt were applied to the walking path in the park and noxious weeds were removed.

County inspection and maintenance of the 10 retention ponds has been completed.

## **Events –**

The neighborhood BBQ/Potluck is scheduled for 8/28 @ 2pm at Hearing Park. Deanna will contact Judi and coordinate the planning for the event. The board will provide hotdogs, chips, and water for 50 people. Jeff volunteered to bring his gas grill.

## **SE Entrance Project (Jeff Heard)**

The rock pile has been moved/dispersed. This service cost \$400 and was completed by Jeff's grandson. Jeff will submit invoicing later.

The electrical panel is currently a grey color. A motion was made, seconded, and carried to paint it a rustic brown color to match the environment.

## **Waterfront/Shoreline Project -Update by Kathleen Emmett**

Kathleen has contacted 6 different companies to request bids for the project. Only 1 has replied. Jeff has volunteered to call some contractors for bids.

## **Old Business**

## **New Business**

**Maintenance Contract-** The board discussed a recent communication issue with RMR Lawn Service who provides LFHA with landscape maintenance. It appears that jobs described in the contract dated February 2021 are not being completed and others are being done when not needed. Invoices are also not being sent to the treasurer as outlined in the contract. Greg and Jeff will contact Ryan (RMR Lawn Service) and schedule a walk thru to discuss these grievances.

**Sidewalk Repair Estimate-** Precision Concrete Cutting provided LFHA with a detailed report on the sidewalk trip hazards and a repair proposal. There were 72 trip hazards located in LFHA.

Adjourned @ 8:13 pm



## Treasurer's Report

August 17, 2021

- VF Accounts - only have 3 accounts with VF
  - o 1 home is pending sale so will receive money at closing
  - o 1 bankruptcy and now trying to collect dues that are after the bankruptcy date.
  - o received a judgement, now trying to collect
- Past due accounts 2021
  - o 15 assessments not paid. Proclamation 20-51 has been lifted so interest and late fees can be charged.
  - o 1 making payments
  - o Several with small balances due to paypal fees
- Past due accounts 2020

1	making payments -for 2020 & 2021
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- Petty Cash Disbursements
  - o No disbursements
- Checks Written

Check #	Date	Amount	Whom	Description
6332			VOID	
6333	6/22/2021	\$190.26	Jeff Heard	Maintenance Supplies
6334	6/22/2021	\$11.00	Alex Broman	CCR stamps
6335			VOID	
6336	7/2/2021	\$1,854.84	RMR Lawnservice	June Services
6337	7/2/2021	\$531.20	Lacey Backflow & Irrigation	Check backflow of irrigation systems
6338	7/25/2021	\$1,854.84	RMR Lawnservice	July Services
ACH	7/22/2021	\$127.22	Olympia Colored Copies	copying of letters for audit vote and potluck as well as postcards for audit and envelopes
ACH	7/27/2021	\$255.00	USPS	stamps for audit vote mailing and potluck mailing

- Received invoice from Malloy's for \$14,000 - Is work complete?

- 2019 Audit-
  - Postponed due to pandemic restrictions - working with Diane Rigby to schedule
- 2020 Audit
  - letters have been sent out to homeowners. Special meeting to be held at the September board meeting.
- Communication
  - Phone - gate codes, CCRs, HOA documents,
  - emails - invoices, HOA demands, HOA documents,
  - website -1,243 hits

## CCR Report for August 2021

1. No CCR Report was submitted for July. Inspections made on August 3 and 10. No inspections done between 15 June and 3 August. The 6 Courtesy letters that were due out on the June report were never sent. The violations were either corrected or are included in the Courtesy letters sent for violations still existing on August 12. As listed below.
2. Letters for August 2021:
  - a) #1: 10
  - b) #2: 2
  - c) #3: 2
3. Breakdown by violation types:
  - a) #1: 3 for cans in view, 2 for lawn/weeds, 3 for parking on lawn, 4 for trailers (one included weeds and one included parking on lawn)
  - b) #2: 2 for cans in view
  - c) #3: 1 for greenbelt, 1 for trailers and cans
4. Homeowner corrections 15 June thru 12 August: 1 for parking on the lawn and cans and 1 for trailer.
5. Turned over to Treasurer in August: 2
6. Fine (Letter #3) status: Lot 1055 fine letter sent. Lot 2068 fine letter sent.
7. Report Notes:
  - a) Received responses from two of the five owners who were sent notices about greenbelt/property line issues. The Board has not established compliance dates for resolution yet. Two of the property lines may need to be confirmed by survey if we cannot definitively determine them. Since one of these incursions was made by a previous owner and his extensive landscaping/fence installation was not submitted to or approved by a LFHA Board, it may be appropriate for the Board to communicate with him on behalf of the current homeowner.
  - b) The summer drought has decreased the need of some homeowners to mow the grass. However, the weeds, e.g., dandelions continue to proliferate. I have not sent courtesy letters to all of them. I request the entrance signs contain a notice for all residents to keep up with their weed control.
  - c) A reminder to Board members about fine letter responses: home owners have the right to an appeal. An appeal must be in writing to the Board's address within fifteen (15) days of receipt of the fine notice. The Association will then notify the owner in writing of a hearing date. Responding to phone calls does not suffice.

8. CCR report on August 17, 2021 by Alex. Copies of Courtesy Letters sent to homeowners placed on file on LFHA BOD Google drive.



## Addendum C

### Maintenance Report August 2021

#1. Moved rock pile remaining from Roundabout project at SE entrance. Redistributed large rocks to turnaround on 35<sup>th</sup>, Marquette triangle, Carnegie island. Smaller rocks deposited for future use inside park entrance. Paid my grandson \$400 cash to bring his dad's company forklift, truck and trailer from Buckley to Lake Forest, 115 miles round trip, 2 ½ hrs travel time, 1 ½ hrs to move rocks.

Volunteers sifted residual stone from rock pile, raked rocks from spot, leveled dirt pile & prepped for topsoil and seed when weather changes.

6 volunteers, approx 18 volunteer man hours

#2. Completed County required inspection & maintenance of 10 retention ponds. Removed approx 9 yards of sediment. As required by County; removed or treated noxious weeds (tansy, black berry, ivy). Repaired outflows as necessary, repaired erosion, cleared fence lines, cut back perimeters.

5 volunteers, approx 41 volunteer man hours

#3. Repaired approx 9 asphalt potholes in Park. Installed 300 lbs of asphalt patch. It is a patch job, significant improvement but doesn't provide a long-term professional remedy. Past repairs have held up well, no guarantees.

#4. a. Watered Carnegie entrance 3 times, 750 gallons

b. Weeded park parking lot twice

c. Removed tent caterpillars from ornamental tree on Lk Forest Dr

d. Removed dead ornamental tree on Lk Forest Dr

e. Consulted with Alan Brumstad (resident pro forester) regarding woodpecker tree in park. Alan will perform whatever action board decides

f. Watered newly planted cedars in field between Dartmouth and Marvin 4X

g. Pulled scotch broom along Walthew

#5. Sidewalk maintenance; met with survey team from Precision Concrete grinding company reference trip hazards on sidewalks. 2 hr tour of sidewalks, identified some 72 hazards, and 4 or 5 spots 5 requiring replacing sidewalk panels. Quotes between \$7779 and 12,677 depending on severity of hazard addressed and not including replacement of damaged panels. Formal quote by email forwarded to LFHABOD and individual board members.

Contacted Thurston county public works for help replacing irreparable sidewalk sections. County recommended checking our covenants and put us on a list for future consultation

#6. Receipts for reimbursement: Costco: 54.88 15 gallons gas  
Home Depot 85.61 300 lbs asphalt repair  
\$140.49

\$400 cash payment to Grandson for rock move ??? No receipt yet and my son is ticked at me for paying grandson directly.



**BID**  
**WA97974AT**  
August 17, 2021

**Attn: Jeffery Heard**  
**3813 Vassar Loop SE**  
Lacey WA 98503  
206-227-8986  
[Jefferyheard@comcast.net](mailto:Jefferyheard@comcast.net)

Hi Jeffery,

The following is an estimate for trip hazard removal work for Lake Forest HOA.

**Subtotal Estimate Amount                      \$11,587.88**

**Cost Savings Analysis:**

The average cost per square foot is \$3.52. On average using Precision Concrete Cutting is approximately 75% less expensive than removal and replacement of the sidewalk.

**Detail on work that would be completed:**

No. of repairable trip hazards	<b>72</b>
Total lineal feet cut	<b>412</b>
Total inch feet cut	<b>223</b>
Subtotal estimate amount	<b>\$11,587.88</b>

Please contact us with any questions. We appreciate the opportunity to provide an estimate for your community.

Sincerely,

Alicia Torres  
Precision Concrete Cutting  
509.421.2090  
[alicia@safesidewalks.com](mailto:alicia@safesidewalks.com)



August 17, 2021  
 Surveyed By: Brooklyn  
 Bid #: WA97974AT

Precision Concrete Cutting  
 3191 North Canyon Road  
 Provo, Utah 84604  
 (801) 224-0025 - phone  
 (801) 855-7150 - fax  
 Federal ID #: 04-3800739

Attn: Jeffery Heard  
 3813 Vassar Loop SE  
 Lacey WA 98503  
 206-227-8986  
[Jefferyheard@comcast.net](mailto:Jefferyheard@comcast.net)

Lake Forest HOA

**Total Ln. Ft.**  
**412.0**

**Total In. Ft.**  
**222.84**

<b>PRECISION CONCRETE CUTTING</b>					
<b>No.</b>	<b>Size</b>	<b>Size</b>	<b>Lineal Feet</b>	<b>Location</b>	<b>Inch Feet</b>
1	1.500	1.250	6.0	8740 Oxford Dr SE in front of house 8740	8.25
2	0.875	0.250	6.0	8634 Oxford Dr SE next to house 8624	3.38
3	0.625	0.125	6.0	8624 Oxford Dr SE in front of house	2.25
4	0.500	0.000	6.0	8530 Oxford Dr SE in front of house cross cut	1.50
5	0.375	0.000	4.0	8614 Oxford Dr SE in front of house	0.75
6	0.750	0.500	6.0	8633 Oxford Dr SE in front of house	3.75
7	0.500	0.000	5.5	8633 Oxford Dr SE in front of house	1.38
8	0.500	0.000	2.5	3541 Dartmouth Dr SE acrossed from house 3333	0.63
9	0.375	0.000	6.0	3541 Dartmouth Dr SE acrossed from house 3333	1.13
10	0.500	0.000	6.0	3541 Dartmouth Dr SE acrossed from house 3333	1.50
11	1.375	0.625	11.0	3542 Dartmouth Dr SE on corner of street across from 3319	11.00
12	0.375	0.000	2.5	3542 Dartmouth Dr SE across from 3319	0.47
13	1.250	0.500	6.0	3312 Dartmouth Dr SE acrossed from houses 3305	5.25
14	0.750	0.000	6.0	3312 Dartmouth Dr SE acrossed from houses 3305 cross cut	2.25
15	1.125	0.750	6.0	3312 Dartmouth Dr SE acrossed from houses 3305	5.63
16	0.875	0.000	8.0	3237 Marquette St SE acrossed from house 3237	3.50
17	0.500	0.000	9.0	3222 Marquette St SE in front of house 3222	2.25
18	0.625	0.000	4.0	3222 Marquette St SE in front of house 3222	1.25
19	1.500	0.625	6.0	3222 Marquette St SE in front of house 3222	6.38
20	1.125	0.375	4.0	3222 Marquette St SE in front of house 3222	3.00
21	1.000	0.250	5.5	3222 Marquette St SE in front of house 3222	3.44
22	0.625	0.000	4.0	3222 Marquette St SE in front of house 3222	1.25
23	0.375	0.000	4.5	3222 Marquette St SE in front of house 3222	0.84

24	0.625	0.000	6.0	3227 Marquette St SE acrossed from house 3217	1.88
25	0.625	0.000	4.0	3227 Marquette St SE acrossed from house 3217	1.25
26	0.750	0.000	6.0	3227 Marquette St SE acrossed from house 3217 cross cut	2.25
27	0.375	0.250	6.0	3227 Marquette St SE acrossed from house 3217	1.88
28	1.000	0.000	5.0	3310 Gonzaga Ct SE towards end of road	2.50
29	1.000	0.625	7.0	3310 Gonzaga Ct SE towards end of road acrossed fro. house 3143	5.69
30	0.750	0.625	6.0	3143 Marquette St SE by street sign acrossed from 3110	4.13
31	1.625	0.000	6.0	3123 Marquette St SE acrossed from house next to school fense cross cut	4.88
32	1.000	0.000	6.0	3123 Marquette St SE acrossed from house next to school fense cross cut	3.00
33	0.625	0.000	6.0	3113 Marquette St SE next to school fense	1.88
34	0.750	0.000	6.0	3113 Marquette St SE next to school fense	2.25
35	0.875	0.500	6.0	3113 Marquette St SE next to school fense	4.13
36	0.625	0.000	6.0	3103 Marquette St SE next to school fense	1.88
37	0.625	0.500	6.0	3044 Marquette St SE next to school fense	3.38
38	0.500	0.000	4.0	3044 Marquette St SE next to school fense	1.00
39	0.750	0.250	6.0	3044 Marquette St SE	3.00
40	0.500	0.250	6.0	3036 Marquette St SE in front of house 3036	2.25
41	0.875	0.000	6.0	3011 Marquette St SE next to wooden fense	2.63
42	1.375	0.500	6.0	3105 Bucknell Ct SE next to wooden fense	5.63
43	1.000	0.000	5.0	3105 Bucknell Ct SE next to wooden fence	2.50
44	1.750	0.000	6.0	3111 Bucknell Ct SE next to wooden fence	5.25
45	1.375	0.000	5.0	3111 Bucknell Ct SE next to wooden fence	3.44
46	<b>**Recommend Replacement</b>			<b>3117 Bucknell Ct SE bottom of panel is showing, not enough panel to cut</b>	<b>**Recommend Replacing</b>
47	0.875	0.000	5.0	8031 Lake Forest Dr SE next to wood fence	2.19
48	1.250	0.000	6.0	3123 Bucknell Ct SE next to wood fence cross cut	3.75
49	1.125	0.125	6.0	3123 Bucknell Ct SE next to wood fence	3.75
50	1.000	0.000	5.0	3123 Bucknell Ct SE next to wood fence	2.50
51	<b>**Recommend Replacement</b>			<b>3129 Bucknell Ct SE Can see bottom of panel, next to brown fence</b>	<b>**Recommend Replacing</b>
52	<b>**Recommend Replacement</b>			<b>7940 Lake Forest Dr SE CAN SEE BOTTOM OF PANEL, NOT ENOUGH PANEL TO CUT</b>	<b>**Recommend Replacing</b>
53	1.125	0.625	5.0	7940 Lake Forest Dr SE in front of house	4.38
54	1.250	0.375	6.0	7932 Lake Forest Dr SE in front of house	4.88
55	0.875	0.000	6.5	2904 Fordham Ct SE end of street	2.84
56	0.875	0.000	6.0	2904 Fordham Ct SE next to wooden fence and entrance	2.63

57	1.000	0.000	6.0	2904 Fordham Ct SE next to wooden fence and entrance	3.00
58	0.750	0.375	6.0	2905 Fordham Ct SE next to wooden fence and entrance	3.38
59	0.750	0.000	6.0	2918 Marvin Rd SE next to end of block	2.25
60	0.625	0.375	6.0	2918 Marvin Rd SE next to end of block	3.00
61	1.500	0.000	6.0	3011 Marquette St SE in front of house	4.50
62	1.000	0.000	6.0	3011 Marquette St SE in front of house cross cut	3.00
63	1.625	0.000	6.0	3011 Marquette St SE in front of house cross cut	4.88
<b>64</b>	<b>**Recommend Replacement</b>			<b>Piece is too big to cut, bottom of panel is showing</b>	<b>**Recommend Replacing</b>
65	1.000	1.000	6.0	8120 Lake Forest Dr SE	6.00
66	1.000	0.000	5.5	8120 Lake Forest Dr SE in front of house	2.75
67	1.875	0.000	6.0	8120 Lake Forest Dr SE in front of house	5.63
68	0.375	0.000	5.0	8120 Lake Forest Dr SE in front of house	0.94
69	0.750	0.000	5.5	8120 Lake Forest Dr SE in front of house	2.06
70	0.625	0.500	6.0	8220 Lake Forest Dr SE in front of house	3.38
71	0.625	0.000	5.0	8220 Lake Forest Dr SE in front of house	1.56
72	0.750	0.125	7.0	8220 Lake Forest Dr SE in front of house	3.06
73	1.000	0.000	7.0	3507 Cologne Ct SE next to street sign	3.50
74	0.625	0.000	5.0	3510 Cologne Ct SE	1.56
75	0.625	0.000	4.0	8330 Lake Forest Dr SE	1.25
76	0.500	0.375	6.0	8330 Lake Forest Dr SE	2.63
		<b>Totals:</b>	<b>412.0</b>		<b>222.84</b>

**Subtotal: \$11,587.88**

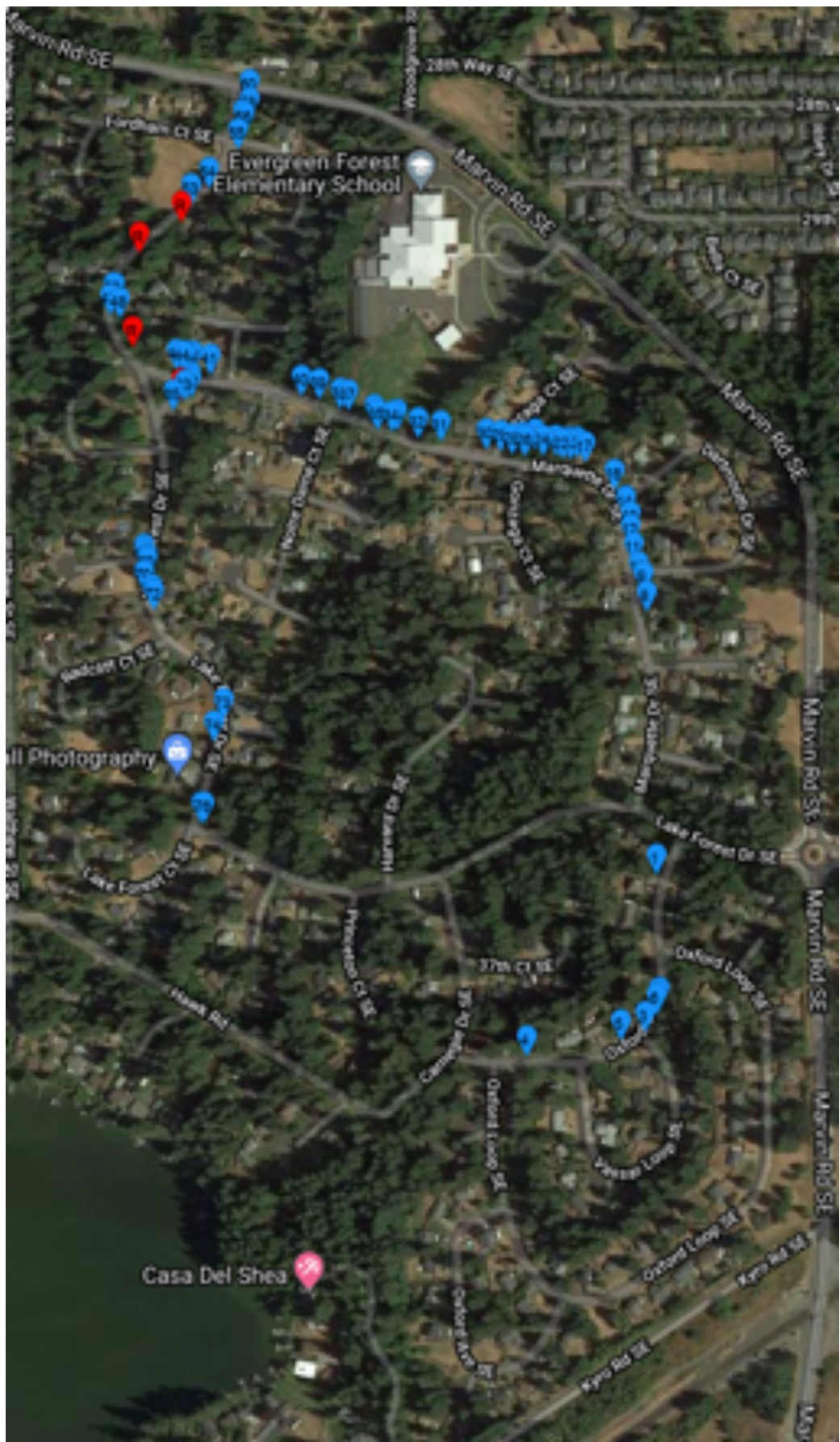
**Taxes (9.4%) : \$1,089.26**

**Final Total: \$12,677.14**

\*All Bids and Proposals from Precision Concrete Cutting are valid for 1 year from the date the bid was performed.

After 1 year please contact your sales rep for a new bid with current pricing.

**\*\*Fills and Replacements are the responsibility of the property owner and are only included for informational purposes. No charge is associated.**





5/5/2021

Rogue Iron Inc.  
8931 176<sup>th</sup> Ave SW  
Rochester, WA 98579  
Contractor # ROGUEII840KS  
[rogueiron@yahoo.com](mailto:rogueiron@yahoo.com)  
360-259-5361

RE: Park turf repair

Scope of work:

Remove existing sod from the collapsed area far enough to get to the unaffected areas. The sod will be hauled away for disposal. Import up to 30 yards of fresh turf mix soil and install in lifts compacting each layer to prevent settling until the area matches the existing grade and can be blended with the existing turf. Final surface will be dragged and prepped for seeding. The HOA has previously volunteered to do the final seeding and I will assume that is how they still wish to proceed.

Job Estimate \$3000.00

Tax \$282.00

Grand Total \$3282.00

Respectfully submitted by:

Jon Osborne

Rogue Iron Inc.





# SIDEWALK TRIP HAZARD REPAIR PROPOSAL:

Presented to: Jeffery Heard

August/2021

CONTACT: Alicia Torres / CELL: 509-421-2090

In Cooperation With:

The information in this summary is confidential, and is to be used only by the intended recipient and Precision Concrete Cutting in evaluating the project. Any copying or unauthorized disclosure of this information is prohibited.



# COMMITMENT SUMMARY



## COST SAVINGS

We'll repair your sidewalks for 70-90% less than sidewalk replacement, which means you can do more for your community for less.



## A.D.A. SPECIFICATIONS

Patented technology that helps bring sidewalks into ADA compliance



## CLEAN

Our patented containment system captures dust and debris to bring you the cleanest process available.



## SAFE

Decrease liability on your pedestrian walkways



## DETAILED REPORTING

We track our jobs with honesty and integrity. Invoices show measurements, locations and cost for each hazard.



## LOW IMPACT

Efficient systems with an average removal time of 20 minutes, no sidewalk closures.



## FULL SERVICE CONTRACTOR

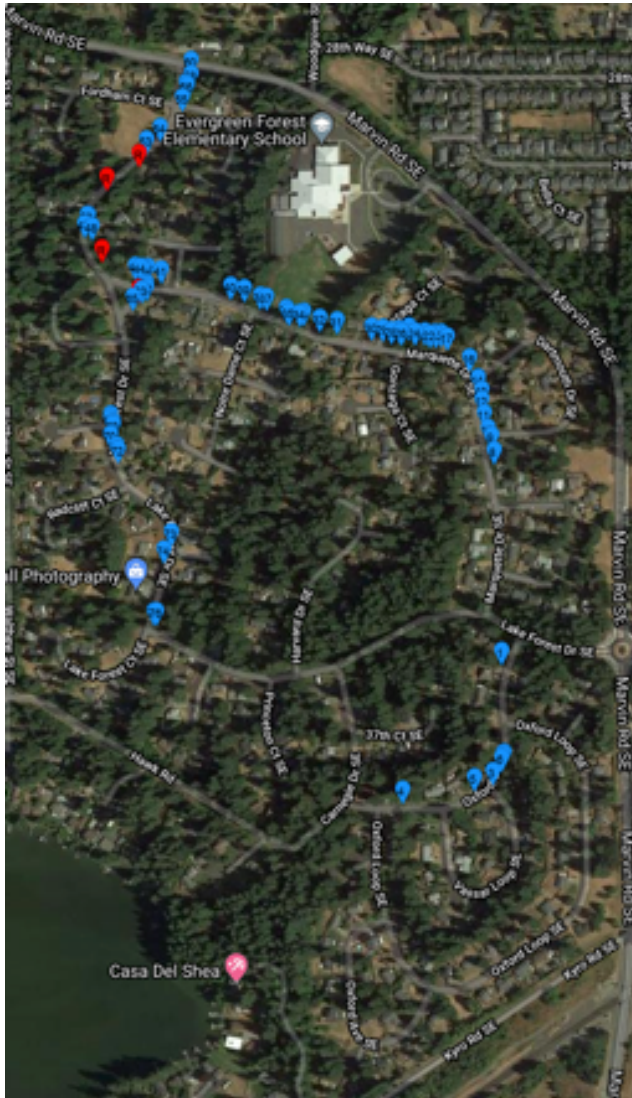
Complete GIS integration, mapping, etc.



**ENVIRONMENTAL IMPACT EXAMPLE:** As a member of the U.S. Green Building Council (USGBC) we are proud of the fact that we reduce the impact to landfills and the environment as a result of our service. Removing and replacing 100 panels would result in approximately 118,500 pounds or 59 tons of concrete being removed (average panel weight of 1185 pounds) Using Precision Concrete Cutting for 100 trip hazards results in 0.3 tons of concrete removed and recycled, approximately 141 gallons of gasoline saved, and a reduction of 1.3 metric tons of Co2.



# SURVEY AREA



This proposed project includes removing trip hazards for Lake Forest HOA. The map shows the location of where the trip hazards were surveyed.

**Total Trip Hazards - # 72 -**

The map in this proposal shows the approximate locations of trip hazards on the surveyed property. The accuracy of these maps is dependent on the technology available on smart phones and should be relied upon as approximations only.



# PROGRAM OPTIONS

## ALL HAZARDS

- ✓ 1:12 Slope Ratio
- ✓ Dust Abatement Used
- ✓ ADA Specifications
- ✓ 100% Clean-up / Waste Removal
- ✓ Total # of Trip Hazards: 72

**\$11,587.88**

## ALL HAZARDS – 0.750 & Up

- ✓ 1:12 Slope Ratio
- ✓ Dust Abatement Used
- ✓ ADA Specifications
- ✓ 100% Clean-up / Waste Removal
- ✓ Total # of Trip Hazards: 45

**\$ 9,254.38**

## ALL HAZARDS – 0.875 & Up

- ✓ 1:12 Slope Ratio
- ✓ Dust Abatement Used
- ✓ ADA Specifications
- ✓ 100% Clean-up / Waste Removal
- ✓ Total # of Trip Hazards: 35

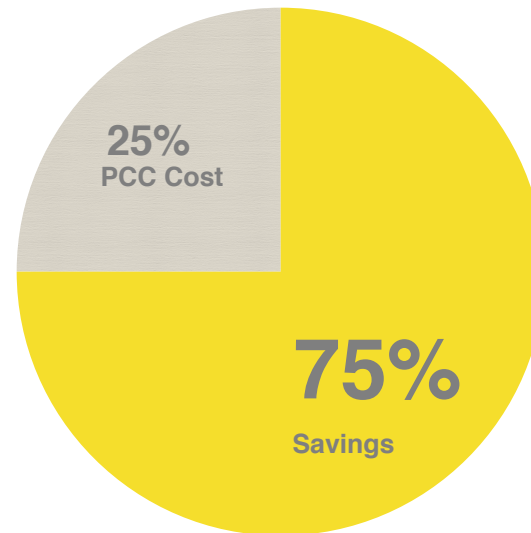
**\$ 7,778.88**

# COST SAVINGS

Based on an average panel size and an estimated replacement cost, we estimate the cost to remove and replace **72** trip hazards (approx. **3,295** square feet) is **\$36,241.92**

Total cost using Precision Concrete Cutting is **\$11,587.88**, an estimated savings of **\$24,654.04**.

<b>Total Trip Hazard Repairs</b>	<b>72</b>
Cost Using R&R	<b>\$36,241.92</b>
<b>Cost Savings with PCC</b>	<b>-\$24,654.04</b>
<hr/>	
Cost Using PCC	<b>\$11,587.88</b>





# HAZARDS ON YOUR PROPERTY



# HAZARDS SUGGESTED FOR REPLACEMENT



Hazard #46  
3117 Bucknell Ct SE bottom of panel is showing, not enough panel to cut



Hazard # 51  
3129 Bucknell Ct SE Can see bottom of panel, next to brown fence



Hazard # 52  
7940 Lake Forest Dr SE CAN SEE BOTTOM OF PANEL, NOT ENOUGH PANEL TO CUT

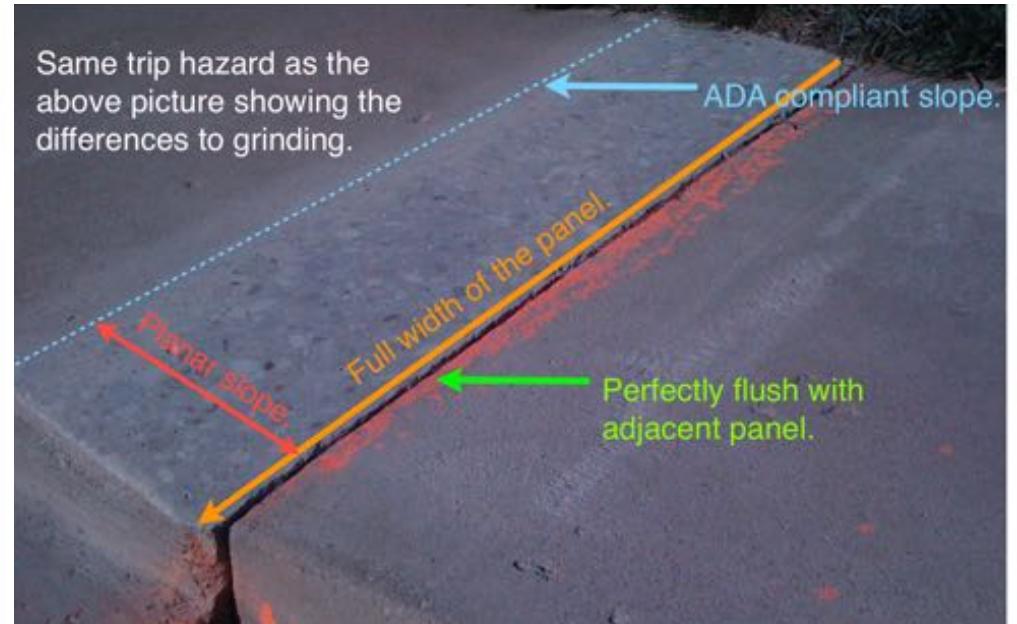
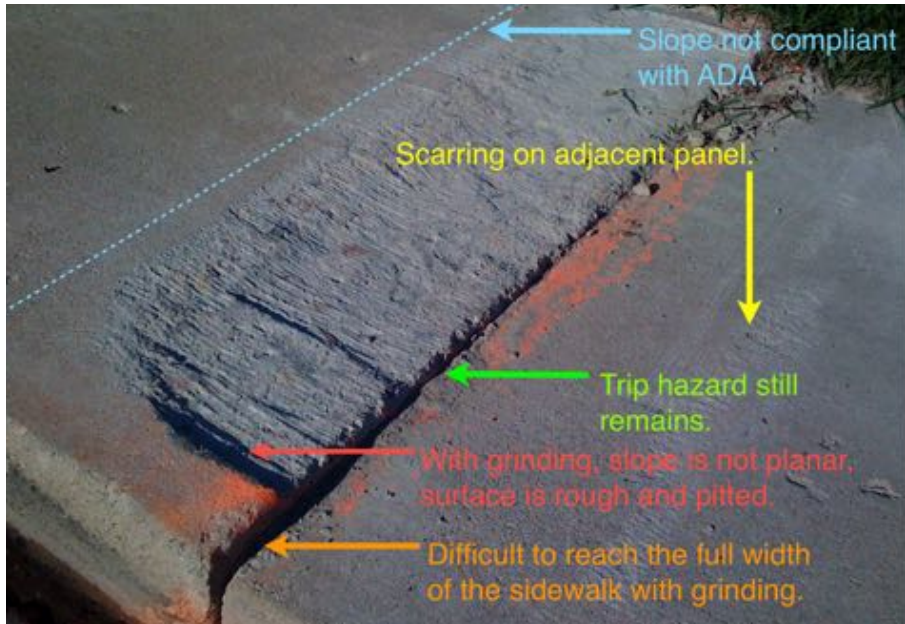


Hazard # 64  
Piece is too big to cut, bottom of panel is showing



# THE PRECISION CONCRETE CUTTING DIFFERENCE

Our patented technology and innovative sidewalk repairs process leaves you with a beautiful, smooth surface that follows ADA guidelines — a result you can't get with grinding. Plus, our method saves you money!





# PRECISION CONCRETE CUTTING REPAIRS



The information in this summary is confidential, and is to be used only by the intended recipient and Precision Concrete Cutting in evaluating the project. Any copying or unauthorized disclosure of this information is prohibited.



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5/5/2021

Rogue Iron Inc.  
8931 176<sup>th</sup> Ave SW  
Rochester, WA 98579  
Contractor # ROGUEI1840KS  
[rogueiron@yahoo.com](mailto:rogueiron@yahoo.com)  
360-259-5361

RE: Landscape proposals

Area 1) Rock relocation and soil delivery to the area over by the new traffic circle at Marvin rd.

- A) Move in Heavy Equipment \$350.00
- B) Haul in 4 yards screened topsoil 84.00
- C) Waive Haul fee for soil if combined with heavy equipment move in
- D) Load large stones onto truck and move to designated site for decoration or disposal.  
Minimum 2 hours \$160.00, Additional hours billed at \$80.00 per hour.

Estimated job total \$594.00

Tax \$58.21

Estimate Grand total \$652.21

Area 2) Investigate sinkhole in the park and propose a solution

- A) Move in Heavy Equipment \$350.00
- B) Excavate sunken area 2 hour minimum \$160.00 additional hours billed at \$80.00 per hour. I would unearth only the smallest area necessary to determine the exact cause of the depression to a depth of up to 9 feet. Once the nature of the problem is determined the excavation can be refilled and secured until the HOA decides how to proceed. I will provide recommendations at that time.

- C) Note- It is very difficult to provide any further cost estimates for this repair until the exact nature of the inclusion is determined. Best guess at the moment is that the original developer buried some stumps and brush, but in my 25 years of experience I've found old steel tanks, abandon septic systems, old cars and other garbage, saturated soils that lost cohesion, or poorly compacted soils that have settled over time.

Estimated Job total \$510.00

Tax \$49.98

Estimated Grand total \$559.98

Please Note that these proposals are treated as separate jobs. If you call me in for only one job this is how the jobs will be billed out. If, however you want to do both AT THE SAME TIME, there will be only one move in fee and only one 2 hour minimum. Any additional hours will be billed out at the hourly rate.

Estimate for the Combined Jobs, That means doing both at the same time,

One haul in fee \$350.00

Topsoil comes in with the equipment \$84.00

Move the rocks by the new traffic circle \$160.00

Investigate sunken area in the park \$160.00

Estimate for the combined jobs \$754.00

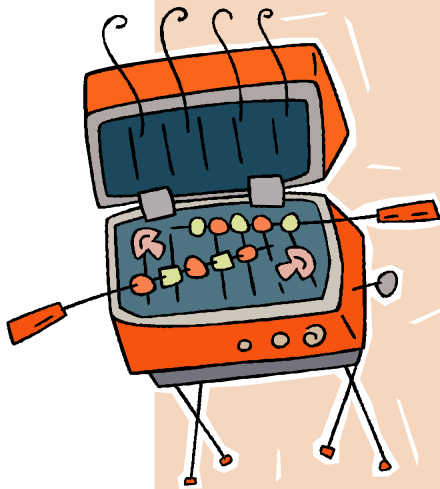
Tax \$73.89

Estimated grand total \$827.89

Respectfully submitted by:  
Jon Osborne  
Rogue Iron Inc.

# Lake Forest BBQ/Potluck

*Come meet your neighbors and  
enjoy our beautiful park!  
The HOA board members will  
be grilling some hotdogs so  
everyone bring a dish or  
something to throw on the  
grill! The board will also  
furnish drinks, plates, and  
napkins!*



**Aug 28 at 2:00 PM**  
Hearing Park  
Corner of Walthew & Carnegie