



Villa Montane

Waterproofing Membrane Replacement

Status Report

Issued: May 17, 2025

ARTAICGROUP

Monthly Status Report #10

Owner:	Villa Montane Residential Master Assoc.	Project Manager:	Artaic Group
Engineer:	Wiss, Janney, Elstner Associates, Inc.	Architect:	Zehren and Associates
Contractor:	Summit Sealants, Inc.	Landscape:	Fieldscape, Inc.

Communication Plan

Owner & Guest Communications:

1. Scott Sailer and Vanja Belic will disseminate the Monthly Status Report to all Owners.
2. Vanja Belic and front desk are informed regarding any access constraints.
3. Owners should direct any questions to their respective HOA manager.
4. Guests should direct any questions to the front desk.

Construction Schedule

Week of 5/19/25 Entry Circle Drive: Temporary fencing will be installed blocking the circle drive, but providing a couple parking spaces to access the lobby. Contractor will be importing topsoil, for planters, and rock/sand for the turf area. We anticipate the import process will be complete and fence removed by 5/26/25.

Villas 1 through 4: Water proofing efforts will continue at the window well through the end of the May. Concrete stoops should be re-poured and façade stone should be replaced by 1st week of June. Pavers will complete by mid-June. Irrigation, planter soiler, and plantings will continue through late June.

Villas 7 through 10 – Progress has lagged and we are working with Contractor increase their production rate. The next few weeks will include surface prep, electrician conduit, new CMU planter walls, and new subsurface drain installation. New waterproofing and snow melt systems will be ongoing through June. Concrete stoops, façade stone and pavers will be ongoing through July. Final installation of new pavers is currently scheduled to complete by end of July, but we are working with Contractor to identify expediting options.

Turf Area – Materials will be imported next week (5/19 – 5/26). All landscape work will begin early June, with the expectation that the turf area is complete by end of June.

Community Impacts:

Villas 1 through 4: Front door access will continue to be impacted until pavers are complete mid June.

Villas 7 through 10: Front door access will continue to be impacted until pavers are complete mid to late July.

Turf: The Synthetic turf area will be a busy work zone through end of June.

Report prepared by: Chris Penney, Artaic Group