



Villa Montane

Waterproofing Membrane Replacement

Status Report

Issued: July 31, 2025

ARTAICGROUP

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

Villas 1 through 4: Window well scope (Villa 3) will continue through mid August. The final railing, stone facade, and punch work will also complete mid August. Landscaping is expected to complete by end of August.

Villas 7 through 10 – Paver installation is complete. Stone façade, irrigation, landscaping, railing, and punch work are expected to complete by end of August.

Upper Plaza – Work is complete except grading/landscaping re-work between Villa 6 and HML. This rework and misc. punch work are expected to complete by end of August.

HML North Elevation: On June 23rd, the Master Board directed additional work at the North Elevation of HML (along the service road). At the 1st floor elevation, stone façade and pavers will be removed (August), waterproofing will be removed and reinstalled (September), and stone façade / pavers will be reinstalled (October).

Community Impacts:

Villas 1 through 4: There are no access constraints, but there will be activity to complete the stone façade, landscaping, and punch work.

Villas 7 through 10: There are no access constraints, but there will be activity to complete the stone façade, landscaping, and punch work.

Upper Plaza: There are no access constraints, but there will be activity to complete the miscellaneous punch work and landscaping near Villa 6.

HML North Elevation: Access to the three ground level patios will be closed August through October.

Report prepared by: Chris Penney, Artaic Group



