

## Post Turnover Status and Pulte Repair Work

**October 5, 2020**

We are pleased to inform you about repair work that Pulte will be doing throughout DWO as part of the transition process. As the Transition Committee has described, transition is a process which officially began at our Turnover event on August 18, 2020. In preparation for transition, Pulte commissioned an Engineering Study which was made available to everyone via the FSR portal on September 1, 2020. Pulte has informed the Board of their intent to immediately begin work on several projects which were identified in the report. All of these projects, which will be performed at Pulte's cost and direction, will improve both function and aesthetics for the community. The projects include:

- Roof Repairs to Montecito Clubhouse to include repair of tiles and underlying roofing material
- Entrance Fountain refurbishment to include repair to the stucco, pump equipment, lighting, and repainting
- Concrete repair
- Asphalt repair
- Miscellaneous items around the clubhouse and amenities

No projects are scheduled for Vista Bella or the Model Park at this time as those areas will be studied in a Phase 2 Engineering Report and addressed thereafter.

There will likely be disruptions in the community as these projects get underway. Management will keep us all informed of any impacts and/or closures that may occur and will provide regular updates and further instructions as necessary so that these projects can be successfully completed.

In addition to these repairs, please know that the Board is continuing its due diligence and fact finding seeking to understand the history and current state of the community's common elements and financial status in order to guide our community through the transition process. Additional information will be shared as it becomes available.

Your cooperation, patience and understanding during this time is greatly appreciated.