

September 19, 2025

To: Waterside Owners

From: Board of Directors

Subject: New Deck Issue on Building 2

It has come to the Board's attention that two decks on Building 2 are experiencing settling problems. To avoid any further damage, The Board immediately had a qualified contractor inspect the issue, who in turn has had a geotechnical firm do soil tests around the affected decks. This note is to inform all owners the status of the investigation, and the plan to repair the issues found.

The conclusion from the inspections is that settling has occurred on two decks due to saturated soil beneath support pillars. The saturated soil has been caused by the nearby water feature, a pond originally designed as a catchment for drainage. Over time water from that pond has migrated to nearby posts supporting two decks. Soil testing has revealed that three deck supports have been compromised due to settling. It has also shown that the building foundation is unaffected.

Our contractor, in conjunction with a concrete firm and the geotechnical company, have given us proposals to remedy the situation. Work will start the week of September 22 to fix the cause of the problem – the pond. It has already been drained, and the plan is to turn it back into a catchment basin with a pump that will direct drainage into a drain for that purpose that goes to the catchment basin adjacent to the lake. The basin will be lined with a weed block fabric and covered with landscape rock. Additional landscaping will be completed next spring as necessary.

We also have a proposal to remedy the settlement that's occurred on three support pillars. The solution involves injecting a substance under the pillar footings that will raise the footings and hence the pillars, and then doing any repairs on the deck supports as necessary. This solution is commonly used for this type of issue and is a permanent fix. The soil testing that has already been completed confirmed that the soil underneath the footings is amenable to this type of fix. This work will be completed during the next month.

We don't have a final cost yet for the work, but the estimate we have gives us confidence that the Association can pay for this repair work without a dues increase or special assessment. This outcome is made possible by the Building 3 deck work coming in under budget, and the owners' approval at the July Annual Meeting of transferring that anticipated surplus to our general reserve fund.