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PROPERTY EVALUATION AND RESERVE FUND STUDY

SADDLEBROOK

RICHARDSON, TEXAS

Prepared for:

SADDLEBROOK HOMEOWNERS ASSOCIATION

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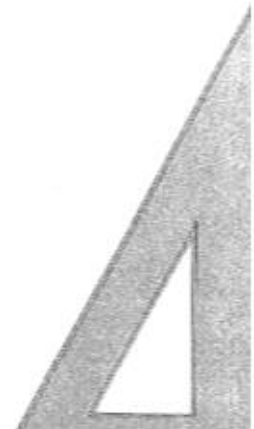
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1.0 SUMMARY

The SADDLEBROOK HOMEOWNERS ASSOCIATION authorized Criterium-Dotson Engineers to conduct a Property Evaluation and Reserve Fund Study for the property located off of Breckinridge Drive in Richardson, Texas. Studies of this nature are important to ensure a community has sufficient funds for long-term, periodic capital expenditure requirements. Anticipating large expenditures over an extended period of time through a structured analysis and scheduling process assists the Association in meeting financial requirements without increasing the service fees above permitted maximums, borrowing the funds, or levying special financial assessments to the home owners.

Typically, a community Association has two broad cash requirements: the general operating reserves and the capital repair and replacement reserves. In this report, we will focus on those items falling under the capital repair and replacement reserve criteria.

This report is structured to analyze components of the community for which the Association is responsible and to assess a useful expected life and useful remaining life for those components. The anticipated scheduled repair or replacement of the component and the anticipated expense for the activity are then analyzed in conjunction with the current capital reserves funding program for the community. Funding program recommendations are made with the objective of limiting substantial cash excesses while minimizing financial burdens that can result from significant cash inadequacies.

This report is intended to be used as a tool to determine reserve fund allocation requirements for the community, to manage future Association obligations, and to inform the community of future financial needs in general.

The report that follows has been prepared from the perspective of what an owner of this property would benefit from knowing. Some items, beyond those of immediate concern, may be discussed. Therefore, the report needs to be read in its entirety in order to fully understand all of the information that has been obtained. This investigation was performed on June 10, 2005 by Tim Freeman & David H. Dotson, P.E. of Criterium - Dotson Engineers on behalf of The SADDLEBROOK HOMEOWNERS ASSOCIATION. The report that follows is based on that investigation.

1.1 Property Profile

City & State:	Richardson, TX
Location:	Breckinridge Dr., Richardson
Lot Size:	Varies
Area of Building (s):	NA
Number of Stories:	NA
Number of Home sites:	84
Year Built:	2000
Building Code:	IBC 2000
Zoned:	Residential
Budget:	\$11,202 Balance, \$12,000 Annual

1.2 General Condition

The property is in general, in good condition. In this section of the report, we will address those issues that, in our opinion, will require immediate repair or replacement. For a more detailed discussion of all of our findings and any other material deficiencies that will require repair or replacement, refer to the appropriate section of this report.

Based on our observations, immediate material deficiencies include clean, prime and paint wrought iron fencing, accent lighting repairs, and repairs at Lakes as mentioned below.

There are, of course, other anticipated capital expenditures to be expected over the next twenty years. Those items that will require attention are discussed in detail in this report and can be found in their appropriate sections.

2.0 PURPOSE & SCOPE

2.1 Purpose

The purpose of this study is to determine a capital needs plan and a reserve fund analysis. It is intended to be used as a tool for the Homeowner's Association in determining the allocation requirements into the reserve fund in order to meet future anticipated capital expenditures for the community.

This report forecasts obligations for the community twenty years into the future. It should be noted that events may occur that could have an effect on the underlying component or system useful life assumptions used in this study. Likewise, inevitable market fluctuations can have an impact on component or system replacement and repair costs. As a result, a study such as this should be updated from time to time, usually on a three to five year cycle, in order to reflect the most accurate needs and obligations of the community.

2.2 Scope & Methodology

This study has been performed according to the scope as generally defined by The SADDLEBROOK HOMEOWNERS ASSOCIATION. The findings and recommendations are based on interviews with the community's management personnel, a review of available documents; and an investigation of the property and site. The investigation involved, in particular, a visual inspection of the lakes, perimeter fencing, entrance monuments and common amenities.

The report contains the following:

- A description of the overall condition of building components and systems and common areas that are the responsibility of the association, and conditions that may limit the expected useful life of the buildings, facilities, and their components.
- Information about significant deficiencies, deferred maintenance items, and material code violations based on a visual survey of the buildings, facilities and grounds.

- A reserve fund analysis including a component inventory, anticipated remaining component useful life, anticipated component repair or replacement costs, and forecasted fund levels as a result of those anticipated costs.

The statements in this report are opinions about the present condition of the subject community. They are based on visual evidence available during a diligent investigation of all reasonably accessible areas falling under the responsibility of the association. We did not remove any surface materials, perform any destructive testing, or move any furnishings. This study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope than this effort. For additional limitations, see Section 11.0.

2.3 Sources of Information

The following people were interviewed during our study:

- Mr. Gary Krystek, HOA President
- Ms. Rebekah Hill, Property Manager

The following documents were made available to us and reviewed:

- Property Map
- Current Reserve Balance & Contribution

2.4 Standards of Reference

For your reference, the following definitions may be helpful:

Excellent: Component or system is in "as new" condition, requiring no rehabilitation and should perform in accordance with expected performance.

Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

Fair: Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor: Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

Adequate: A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable, and/or conforms to standard construction practices.

All ratings are determined by comparison to other buildings of similar age and construction type. Further, some details of workmanship and materials will be examined more closely in higher quality buildings where such details typically become more relevant.

All directions (left, right, rear, etc.), when used, are taken from the viewpoint of an observer standing in front of a building and facing it.

Repair/Replacement Reserves - Non-routine maintenance items that will require significant expenditure over the life of the buildings. Included are items that will reach the end of their estimated useful life during the course of this forecast, or, in the opinion of the investigator, will require attention during that time.

A Property Evaluation and Reserve Fund Study for the SADDLEBROOK HOMEOWNERS ASSOCIATION located off of Breckinridge Drive in Richardson, Texas. Tim Freeman & David H. Dotson, P.E. of Criterium – Dotson Engineers performed the site investigation on June 10, 2005. The study that follows is based on that investigation and has been prepared from the perspective of what a homeowner and a community association would benefit from knowing regarding those components of the community that fall under the responsibility of the association. This study needs to be read in its entirety to understand fully all of the information that we have obtained. Weather at the time of inspections was sunny, 90's.

The principal subject of this study is the SADDLEBROOK HOMEOWNERS ASSOCIATION lakes located at the middle of the property, perimeter fencing, and entrance monuments.

The property is served by the following utilities and providers:

COMMUNITY UTILITY PROVIDERS	
Potable Water	Municipal
Sewer	Municipal
Storm Sewer	Municipal
Electricity	TXU/Texas Choice
Gas	NA
Oil	NA
Phone	NA
Trash	Unknown

Table 3: Utility Providers

Topography throughout the community is generally flat with grades to the lakes and streets.

No adverse topographical issues observed.

3.0 DESCRIPTION

4.0 SITE IMPROVEMENTS

4.1 Topography Description

Observations & Comments

**4.2 Storm Drainage
Description**

Drainage in the community is handled over the surface with curb inlets and underground storm drainage at the streets.

Areas that do not drain to the streets grade to the lakes throughout the community.

Observations & Comments

No Issues observed.

The numbering of Lakes 1-5 throughout the report is in reference to their positioning within the community from west to east.

Most areas leading to lakes are grass covered and gently slope to lakes. There are some isolated areas of slope erosion due to lack of vegetation at these locations. The maturation of the vegetation in these areas will help prevent future erosion of the shoring.

4.3 Paving & Curbing

COMMUNITY PAVING & CURBING	
Type of Paving	Concrete (cast-in-place)
Type of Curbing	Concrete (cast-in-place)
Parking Spaces/Unit	NA

Table 4: Parking Area

Description

All streets in the community are cast-in-place concrete pavement, with cast-in-place curbs.

The streets and curbs in the community are owned and operated by the City of Richardson.

A single drive provides access to the community at three (3) locations. The main entrance is at Summerfield off of Breckinridge Dr., and the other two (2) entrances to the community are at Summerfield and Tearose off of Sharp Ln.

Observations & Comments

None

**4.4 Flatwork
Description**

Concrete sidewalks run throughout the community adjacent to the streets. All sidewalks adjacent to the streets are the responsibility of the City of Richardson.

There are three (3) exposed aggregate concrete drainage ways to the lakes that total approximately 400 lineal feet.

All flatwork is cast-in-place concrete.

Observations & Comments

Current condition of drainage ways is good.

**4.5 Landscaping & Appurtenances
Description**

Periodic patching, repairs and replacement to the drainage ways should be planned.

The community main entrance and common areas are extensively and attractively landscaped.

An irrigation system is present at the main entrance landscaping, around part of the common areas at Lake 1, and at the landscaping along the north perimeter fencing. The irrigation controls are located behind the west monument wall, at the stone bridge wall along Summertrail Rd. on the east side of Lake 1, and along the north perimeter fencing.

Site lighting throughout the community consists of pole mounted ornamental iron lights. There are approximately 19 lights at the drives throughout the community. The main entrance is equipped with two (2) high pressure sodium accent lights for the signage and twelve (12) waterproof, incandescent accent lights for the water monuments.

There is also a waterproof accent light present at the fountain in Lake 1.

There are five lakes that flow through the community from the west to the east. The shoring to the lakes is covered in grass and other vegetation, and they have an average 3 to 1 slope to the lakes.

There is a lake fountain present in Lake 1. It is operated by a 5 hp pump, and the controls are located at the stone bridge wall along Summertrail Rd. on the east side of the lake.

Observations & Comments

Landscaping is in good condition - routine maintenance and replacement always required.

Three (3) of the waterproof, incandescent accent lights are missing from the west water monument at the community entrance off of Breckinridge Dr.

The current condition of the lakes is good; however, there are some issues that will need immediate attention. The following are recommendations for immediate and near term repairs to the lakes:

- The addition of vegetation at all areas of bare shoring. An area of particular concern is along the sloped bank from Summerfield St. into Lake 2 above the concrete bridge way.
- The extension of stone dams between Lakes 2,3 & Lakes 3,4. There is current soil erosion at the edges of these dams when water levels rise, causing excessive sedimentation build-up at Lake 4. The extension of these dams to four (4) feet at each side will help eliminate this problem.
- Partial dredging of Lake 5, where storm drainage enters the Lake just before the concrete dam, is needed in the near future.

X



The following are some recommendations for long-term issues:

- Have a Sedimentation Survey performed every year in order to determine and track the sedimentation build up in the lakes. This will provide an accurate time measure for anticipated dredging needs on a yearly basis.
- Regular pond management is recommended for the control of invasive aquatic plants by the use of grass carp, Mozambique Tilapia, and chemicals.
- Shoreline Erosion should be monitored, particularly at the north shore due to the prevailing winds in the area.
- Dredging of the lakes will likely need to begin done in approximately 15 years.



The aforementioned pond management, sedimentation survey, and dredging issues should be consulted and performed by a Lake Specialist.

Irrigation system maintenance and repairs are typically covered under a community's operating budget, thus we normally do not add additional irrigation costs in the capitol reserves.

5.0 MISCELLANEOUS AMENITIES
Description

The community has 570 linear feet of wrought iron fencing, 700 linear feet of brick fencing, and six (6) stone pilasters at the south border along Breckinridge Dr. There is also approximately 550 linear feet of wrought iron fencing, 350 linear feet of brick fencing, and eleven (11) stone pilasters at the north border.

There are two extensive entrance monument fountains located at the community entrance off of Breckinridge Dr. These decorative CMU monuments are approximately 20 feet in height with water traveling down three sides of them into a small water retention pond. These two (2) water feature monuments are operated by a 1/2 hp pump each, located in a small equipment room underneath the west side monument. The controls for the pumps are located behind the west monument wall along with the electrical panel and irrigation controls.

Both monuments at the entrance off of Breckinridge Dr. have iron signage attached to the monument walls.

There are also two (2) decorative concrete park benches present at the common area around Lake 1.

Observations & Comments

The iron signage at the main entrance monuments should be painted to keep it from deteriorating prematurely.

The wrought iron fencing along the perimeter will need to be cleaned, primed, and painted in the near future in order to maximize its design life.

Regular maintenance to the fencing will be required to realize the maximum life expectancy of these items.

6.0 RESERVE FUND PROJECTIONS

7.0 CONCLUSION

8.0 LIMITATIONS

Per the HOA Board, the entrance monument fountains and controls will be abandoned in the near future.

See Appendix A.

In Summary, we consider these facilities to be in generally good condition when compared to others of similar age and construction type. While some components will need a regular repair and replacement program, the program can be prioritized and planned in conjunction with reserve strategies.

We feel that the reserve financials included with this report outline possible strategies for your community to adopt given the current condition of the facilities as a whole. As time passes, it may become necessary to re-establish financial priorities and capital expenditure schedules given any unforeseen circumstances. We recommend and encourage this activity.

The observations described in this study are valid on the date of the investigation and have been made under the conditions noted in the report. We prepared this study for the exclusive use of the SADDLEBROOK HOMEOWNERS ASSOCIATION and their successors and assignees. Criterium-Dotson Engineers does not intend any other individual or party to rely upon this study without our express written consent. If another individual or party relies on this study, they shall indemnify and hold Criterium-Dotson Engineers harmless for any damages, losses, or expenses they may incur as a result of its use.

This study is limited to the visual observations made during our inspection. We did not remove surface materials, conduct any destructive or invasive testing, move furnishings or equipment, or undertake any digging or excavation. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of the investigation. We did not undertake to completely assess the stability of the buildings or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment.

We did not investigate the following areas:

- Stabilized drainage channels

We do not render an opinion on uninvestigated portions of the community.

We did not perform any computations or other engineering analysis as part of this evaluation, nor did we conduct a comprehensive code compliance investigation. This study is not to be considered a warranty of condition, and no warranty is implied. The appendices are an integral part of this report and must be included in any review.

If probable costs are presented, they are probable only. The costs are based on our general knowledge of building systems and the contracting and construction industry. When appropriate, we have relied on standard sources, such as Means Building Construction Cost Data, to develop probable costs. However, for items that we have developed costs (e.g.: structural repairs), no standard guide for developing such costs exists.

We have performed no design work as part of this study, nor have we obtained competitive quotations or estimates from contractors as this also is beyond the scope of the project. The actual cost to remedy deficiencies and deferred maintenance items that we have identified may vary significantly from estimates and competitive quotations from contractors.

If you have any questions about this study or the reserve fund analysis, please feel free to contact us. Thank-you for the opportunity to be of assistance to you.

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