

POWDER VALLEY - SHADOW BROOK HOMEOWNERS ASSOCIATION

PROJECT NAME: Siding Restoration Project

COMMUNICATION TITLE: Detailed Construction Drawings

Now Available

DATE: July 9, 2026

The Board/Site Committee of Powder Valley-Shadow Brook HOA has posted an update to the Siding Restoration Project. We have set a completion deadline of the end of 2029. This update includes complete and detailed drawings for all phases of construction along with timelines and requirements that will guide you through the process of implementing the required exterior improvements to your home. These construction drawings are available on the HOA website under the Construction Drawings link, under the Site Committee tab. This section contains a comprehensive, organized portfolio of the documents a licensed contractor (or contractors) will require in order to bid on your siding construction project. As we have noted throughout this process, costs for each individual unit will vary depending on a number of factors including, but not limited to, exterior square footage, possible repairs to underlayment, and optional items such as replacement of windows, decks, and garage door.

As we have also noted, as specified in the CCRs, the siding replacement is the sole responsibility of individual homeowners. Without a doubt, the best approach—logistically and financially—is to partner with homeowners in your duplex or six-plex to select and hire a qualified contractor that best meets your needs (similar to the roof replacement project).

If you are planning to complete your project in 2026 or 2027, we encourage you to join those of us who will order siding materials through a contractor(s) this summer. We established this aggressive timeline so that our supplier, Glacier Millworks, has time to mill, treat and ship (or store) products later this summer. By optimizing the volume of material we order, we could get a meaningful price break, along with the ability to store materials, cost-free, over the winter, if needed. If you choose to participate in this order, you will need to act quickly and discuss with your building mates the best approach to establish a satisfactory timeline and commitment for your siding construction.

It is important to note that no actual siding construction may start until the plans are reviewed and approved by the site committee as outlined in the Siding Policy document, and our CCRs. Specifics for this process will be outlined in the guidelines section.

While the HOA Board will gladly continue to provide input, guidance and suggestions to all homeowners, this posting represents the official conclusion of the two and a half-year Board-led planning and design process. From here on out, it will become the sole responsibility of each homeowner and assigns,

to manage the financing, licensing, and construction process in accordance with guidelines set herein.

Finally, and to be sure there is no misunderstanding, choosing to take no action on this project is not an option. We have set a completion deadline of the end of calendar 2029 to make sure all homeowners have sufficient time to initiate your siding restoration project (including, at a minimum, executing a contract with a qualified, licensed and bonded builder and securing funding).

As always, thank you for your input, opinions and suggestions, and most importantly, your partnership. Thanks to you we will ultimately emerge with a better, more durable, and more valuable Powder Valley-Shadow Brook community.