

Belcourt Terrace – Siding Project Progress Update: July 28, 2025

We're pleased to report that the Belcourt Terrace Siding Project is in full swing and progressing well. Phase 3 is nearly complete, and two (2) phases have already been officially signed off by the City. We appreciate everyone's cooperation in scheduling the pre-construction walkthroughs and your adaptability throughout this process.

As we move into Phase 4, we're optimistic about accelerating the construction timeline for the remaining phases. Below is a comprehensive update on the project's status, including important disclosures, preparation guidance, and added scope items aimed at enhancing the final outcome for the community. Coastal will continue to provide weekly updates regarding the status of each phase.

New Key Updates

Irrigation Timers

If you intend to continue using your irrigation system throughout the duration of construction, it is critical that all irrigation timers be scheduled to run during early morning hours only (before 7:00 AM) to avoid interfering with construction crews.

Homeowners are responsible for coordinating with their personal landscaper to adjust irrigation schedules accordingly. This notice will also be included in the formal disclosure package.

Current Status

- **Phase 1:** The City has signed off on all permits. Landscape installation is underway, with final adjustments being made to ensure each property reflects a unique style while maintaining harmony with the surrounding landscape and existing plantings.
- **Landscape Improvements:** The goal of the new landscape design is to enhance and complement the recently renovated homes. The selected plant materials are intended to mature over time, creating a cohesive and attractive environment.
- **Phase 2:** The City has approved all permits. Landscape installation is scheduled to begin in the coming weeks. As with Phase 1, adjustments will be made to reflect the individuality of each property while preserving visual continuity with the surrounding areas.
- **Phase 3:** Painting will begin on Wednesday, July 30th.
- **Phase 4:** Construction is scheduled to begin on Wednesday, July 30th.

- **Phase 5:** Pre-construction walkthroughs have been completed. Construction is expected to begin in late August or early September.
- **Phase 6 & Phase 7:** Many pre-construction walkthroughs are scheduled for July 29th.
- **Pool Buildings:** Refurbishment of the pool buildings and trellis is complete and the area is now open for the summer season.
- **Wrought Iron Work:** Repainting of all entrance gates will be completed following the community-wide siding replacement project.

Landscape Modifications Before Construction

As construction progresses throughout the community, we understand that many homeowners are concerned about the impact to their landscaping—particularly in areas adjacent to the siding.

The Association's landscaper may trim back landscaping instead of fully removing it where site conditions allow. However, this will be determined on a case-by-case basis and is not guaranteed.

Please note:

- Trimming will only be performed when it is feasible for construction access.
- The contractor is not responsible for whether or not any trimmed landscaping grows back.
- In areas where trimming is not sufficient, removal will still occur.
- Homeowners are encouraged to relocate or protect any plants they wish to preserve prior to the start of construction at their unit.

Because of this modified approach to landscaping, each phase may require at least one additional week to complete. This is due to the extra care and time required to work around landscaping during siding installation.

We appreciate your patience and understanding as we work to balance construction efficiency with minimizing disruption to homeowner landscaping.

Projected Construction Schedule - By Phase

- **Phase 3**
Units: 16, 18, 20, 22, 24, 26
Actual Start Week: June 2, 2025
- **Phase 4**
Units: 28, 30, 15, 17, 19
Actual Start Week: July 28, 2025
- **Phase 5**
Units: 21, 23, 25, 27, 39, 41
Projected Start Week: September 8, 2025
- **Phase 6**
Units: 43, 45, 32, 34, 36, 38
Projected Start Week: October 20, 2025
- **Phase 7**
Units: 40, 42, 44, 46, 48, 50
Projected Start Week: December 1, 2025
- **Phase 8**
Units: 52, 54, 55, 57, 59
Projected Start Week: January 12, 2026
- **Phase 9**
Units: 61, 63, 65, 67, 69, 71
Projected Start Week: February 23, 2026
- **Phase 10**
Units: 73, 75, 77, 79, 81
Projected Start Week: April 6, 2026
- **Phase 11**
Units: 83, 85, 87, 89
Projected Start Week: May 18, 2026

Project Oversight & Communication

Prior to the start of work on your building, Coastal Management will contact you to schedule a detailed walk-through of your unit, as well as the others in your phase. This inspection will be scheduled no less than thirty (30) days prior to your designated start date. During the walk-through, we will document existing conditions, review any site-specific considerations, and discuss overall project expectations.

This includes outlining what to anticipate during construction and reviewing any homeowner responsibilities that must be completed in advance. Following the inspection, we will provide a detailed report summarizing all items reviewed, notes and concerns discussed, and include all relevant project disclosures to ensure you are fully informed and prepared for the upcoming work.

For questions or concerns, please contact:

Connor Daugherty – connord@nbcoastal.com

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Wrought Iron Gate/Fence Maintenance

Wrought iron gate and fence maintenance is typically the responsibility of individual homeowners. However, to align with the ongoing siding improvements and enhance overall curb appeal, the Association approved a community-wide repair and repainting project for entrance gates attached to building structures. This project is being completed in two phases:

- **Initial repairs and patch painting of front and rear entrance gates**
- **Full repainting of all entrance gates after siding replacement is complete**

This work is being done in tandem with the siding project, as many entrance gates are physically connected to the building structure. According to items #69 and #126 of the Maintenance Responsibility Checklist, the HOA is responsible for painting these gates when connected to the buildings.

Please note that interior gates located within patios or private entryways are not included in this scope and remain the responsibility of the homeowner.

If you would like to request a quote for optional private gate work, please contact:

Chris Rennels

Fence Menders Supervisor

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