

February 27, 2009

The Reserve at Ute Creek HOA
PMB #114, 1610 Pace St #900,
Longmont, CO 80501

Mr. Jon Clark
Community & Neighborhood Resources
City of Longmont
350 Kimbark Street
Longmont, CO 80501
jon.clarke@ci.longmont.co.us

Dear Mr. Clarke,

The Board of Directors for the Reserve at Ute Creek Homeowners Association (RUCHOA) is happy to respond to your request for information specific to the RUCHOA's Neighborhood Improvement Program (NIP) Grant #02 application.

Most of the requested information is provided in this response; however, there are estimates that cannot be accurately provided until vendors are given some level of certainty that they have a reasonable chance to regain compensation for their time and experience investment. This point goes specifically to the request for a "...bid from Wards's Landscape Company." Respectfully, at this point it is simply not practical for Ward's landscaping to provide an accurate quote for this "Concept Plan".

So, what is the basis of these estimates for the Grant Committee to validate with: I'm the senior manager of Facilities Services for Amgen in Colorado. My organization plans, implements, and maintains over 260 combined acres of ornamental, native, and specialized landscape at three campus locations in Boulder County. Redevelopment of landscape involves three key elements: demolition of existing conditions (low cost and mostly labor with aid by equipment if practical), infrastructure implementation (highest cost of the three due to materials, specialized labor, and detailed planning), and planting (mid-line cost due to mostly plant materials and labor). I have an MBA and over 25 years in industrial site facilities planning and operations.

Questions & Responses:

Are you removing a zone in this project? No, the original design of the RUCHOA's irrigation system does not lend itself to an entire zone being removed. Each of the multiple zones within the RUCHOA's landscape support mixed vegetation areas: lawn, planter beds, etc. The concept is to reduce the number of existing distribution heads within each zone to decrease water usage.

Please provide a site plan identifying location of proposed work. Please see the exhibits attached to this letter for site plans showing the anticipated phases (multi-phased

approach due to a multi-year budget spending requirement). The RUCHOA simply does not have the financial resources to implement the entire water reduction program in one phase. This will take multiple years of RUCHOA budget allocations and approved grant funding from the NIP grant program.

How is the irrigation being modified that would be water savings? The anticipated reduction in water usage will come from two key points: 1) The overall reduction in the number of irrigation heads feeding the proposed landscape design; and 2) Change from lawn spray heads to drip irrigations feeding shrubs and perennial beds instead of lawn areas.

Please include size and overall scopes of work included in all phases of the project: Please see the attached exhibits for specific phase descriptions and anticipated scopes of work.

What is the long range plan for this project: A 20% percent reduction in water use and a 10% reduction in diversion program reductions (lawn waste going to landfill).

What is the percentage of water savings for this project: A 20% target in water usage is the initial goal. This goal, however, might be increased if the initial positive results of the first two phases document further opportunities for lawn to planter transitions.

Requirement to participate in a Water Conservation Commercial Audit for HOA's. The RUCHOA would be pleased to participate in an audit program, helping to firmly document existing conditions along with validation of successful phased implementation of the proposed water conservation program submitted in the grant application. The Board of Directors will contact the Center for Resource Conservation for inclusion into the 2009 audit program.

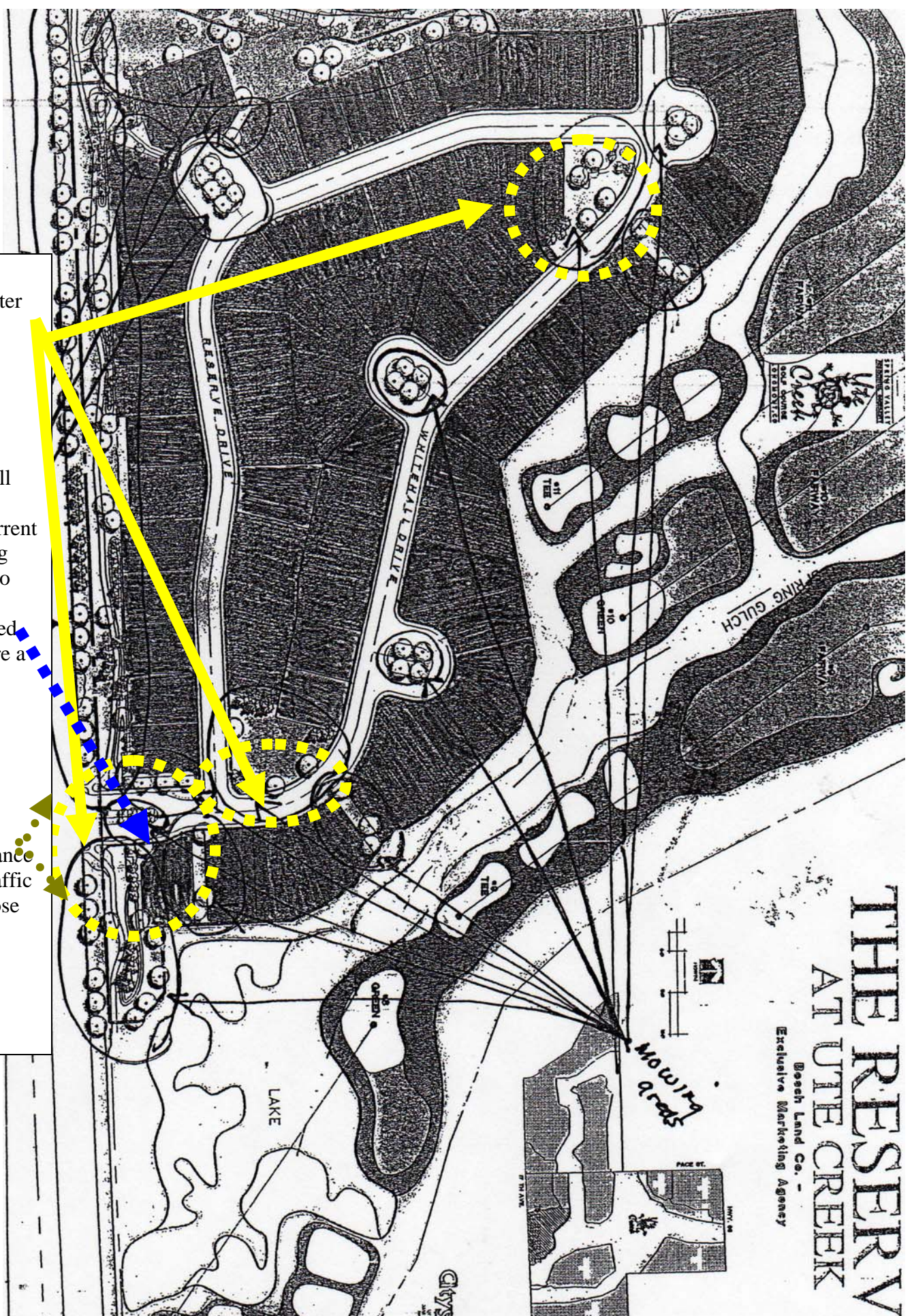
The RUCHOA Board of Directors is pleased that the NIP grant process received so many other water and utility conservation applications from other HOA organizations. It shows the successful partnership being developed between all the associations and the City of Longmont.

Until a Director for the RUCHOA is identified for future communications with your office, please address any questions for the RUCHOA's grant application directly to me. I will act as a forwarding entity for any communications between your office and the RUCHOA's Board of Directors.

Sincerely,
Gary Mutz
Director, URCHOA 2008
Work: 303-401-1493
Home: 303-772-3120
Address: 1326 Whitehall Drive, Longmont, CO 80501
Email: gmutz@amgen.com

Exhibits attached:

- Phase 1:
- Convert planter areas to perennials. \$3,000
 - Remove small grass strips subject to current over-watering and convert to planter beds. [Small isolated lawn areas are a key water reduction opportunity.] \$4,000
 - Replant entrance shrubs for traffic safety (propose lower-height shrubs) \$3,000

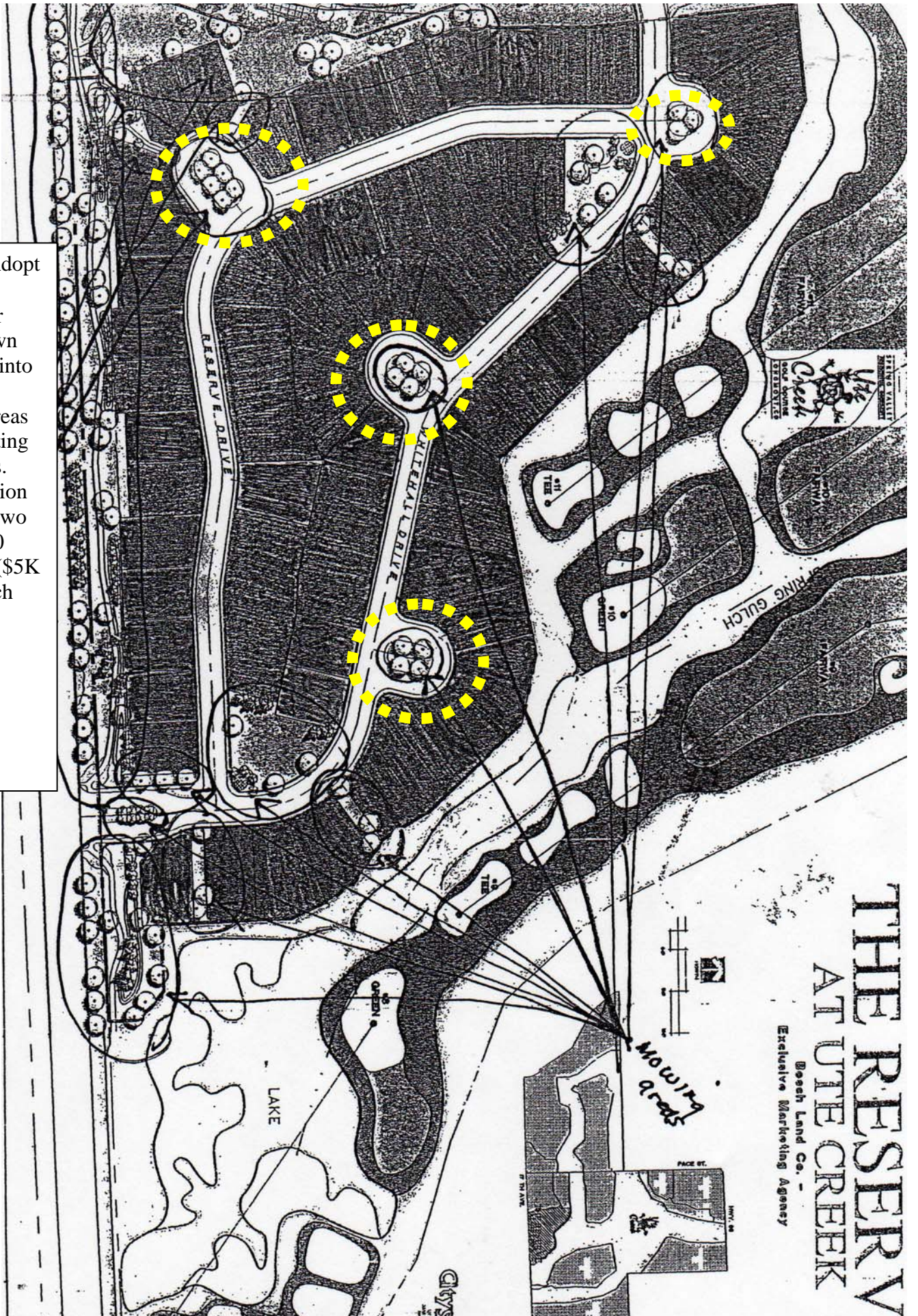


THE RESERVY
AT UTE CREEK
 Beach Land Co. -
 Exclusive Marketing Agency

Phase 2 & 3: "Adopt a Cul-de-sac"

- Convert four currently lawn island areas into themed hardscape areas with supporting planter areas.

\$5,000 per location x 4 locations: Two years of \$10,000 annual funding (\$5K by HOA w/match \$5K by grant)



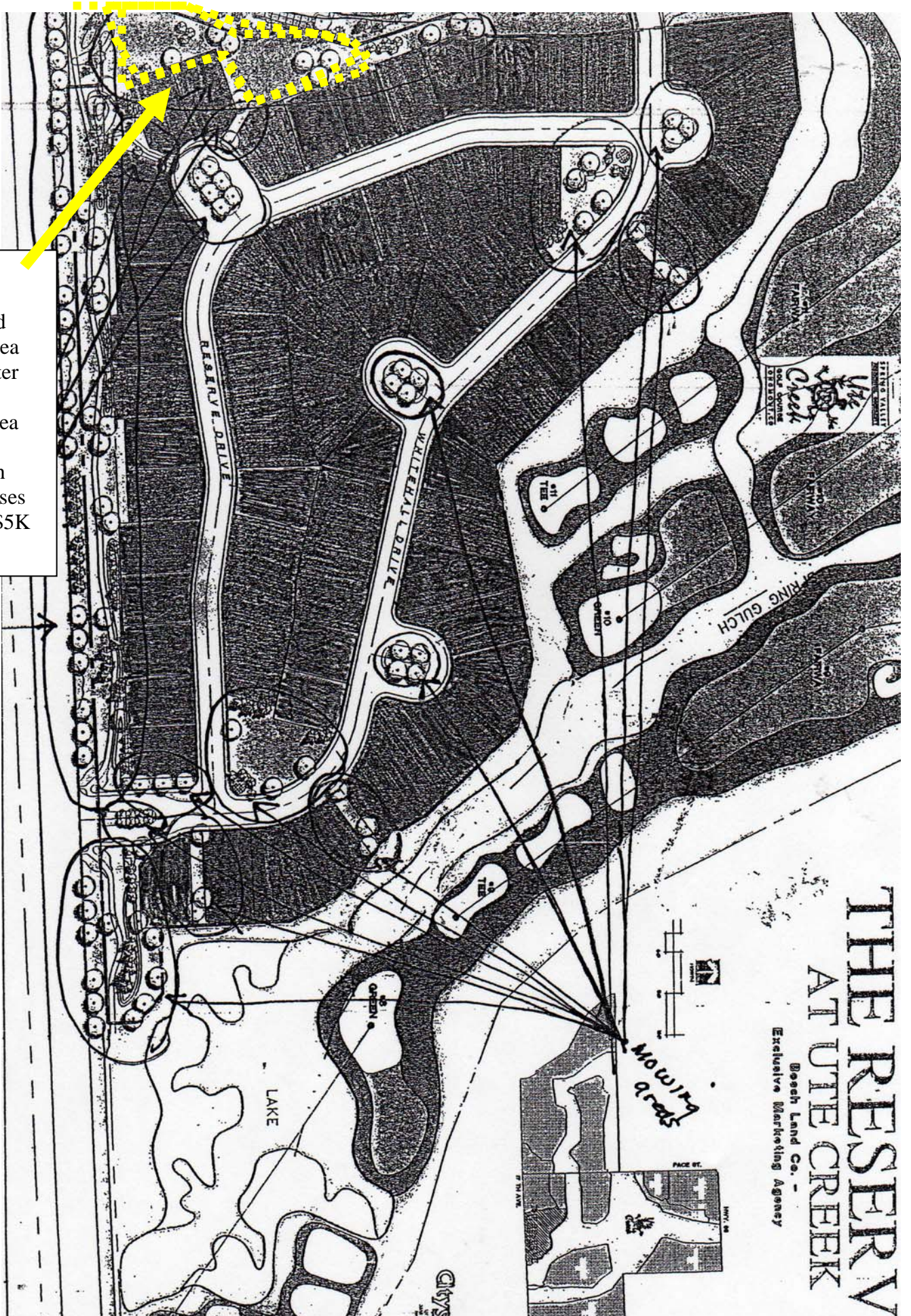
THE RESERVY AT UTE CREEK

Beech Land Co. -
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Phase 4 & 5:

- Convert underutilized lawn park area into low-water use native landscape area

\$10,000 for each phase x two phases at \$5K HOA + \$5K Grant per phase



THE RESERVE AT UTE CREEK

Beech Land Co. -
Exclusive Marketing Agency



Phase 6: Increase lawn set-backs from perimeter fence line.

- Reduction in lawn area reduces required spray pattern and reduces water damage to fence material.

\$10,000 in total, with \$5K from HOA and \$5K Grant

