

**Transition Study**  
for  
**The Creekside Crossing**  
**Homeowners Association**  
Plainfield, Illinois  
April 22, 2014





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## 1. EXECUTIVE SUMMARY

May 28, 2014

### **The Creekside Crossing Homeowners Association Plainfield, Illinois**

At the direction of the Board that recognizes their fiduciary responsibility, we have conducted a Transition Study of The Creekside Crossing Homeowners Association (Creekside Crossing) located in Plainfield, Illinois and submit our findings in this report. The purpose of this Transition Study is to estimate the remediation cost necessary to correct the current condition, design or construction defects related to the common elements.

We have made a visual noninvasive inspection of the property and noted visible physical defects. We do not opine on the structural integrity of the property, its conformity to specific governmental code requirements or any latent or hidden defects that were not readily apparent during the inspection. Creekside Crossing should not construe our opinions regarding defects and estimates of remediation costs as an engineering design or substitute for professional engineering services.

The Creekside Crossing Homeowners Association is a planned unit development of with 614 possible units. At the time of our inspection, 188 units in 145 buildings were built. The Association began construction in 2005. The development contains four stormwater management ponds, asphalt pavement walking paths and four entrances with monuments.

The common elements of Creekside Crossing are in generally good condition. However, several elements exhibit condition, design or construction defects. We recommend remedial repair, replacement, or modification for the following property elements briefly described as follows:

- Landscape, Trees, Shrubs and Plantings
- Pond, Shoreline Buffer Zone, Remediation, Area A
- Pond, Shoreline Buffer Zone, Remediation, Area North
- Ponds, Shoreline Buffer Zones, Remediation, Areas B and South
- Stormwater Pipes, Camera Inspection

We estimate the remediation cost necessary to correct the current condition, design or construction defects as of April 22, 2014, is reasonably represented in the amount of \$147,600.

We have not investigated the title to or any liabilities against the property subject of this report.

Respectfully submitted on May 28, 2014 by  
RESERVE ADVISORS, INC.



Theodore J. Salgado, Principal

Reference #: 140041

Visual Inspection and Report by: Christopher C. DeWall

## 2. NARRATIVE REPORT

At the direction of the Board that recognizes their fiduciary responsibility, we have conducted a Transition Study of certain property exhibited to us as that of

**The Creekside Crossing Homeowners Association  
Plainfield, Illinois**

and submit our findings in this report.

The purpose of this Transition Study is to estimate the remediation cost necessary to correct the current condition, design or construction defects related to the common elements.

The following differentiates between these three types of defects:

Condition Defect - A deficiency or defect attributed to premature aging or abnormal “wear and tear” of an element.

Design Defect - A deficiency or defect attributed to the original design or indicated specifications.

Construction Defect - A deficiency or defect attributed to the improper construction or variance from the indicated design specifications.

We base our opinions in part upon information gathered from our April 22, 2014, noninvasive inspection of the property. *Our investigation included common and limited common property elements as set forth in your declaration associated with the property of Creekside Crossing.* We excluded all other property. The estimated costs relate to construction materials, labor and equipment for Plainfield, Illinois.

## **Manner of Report Presentation**

Our report comprises an Executive Summary, Narrative, Photographs and Statement of Professional Service Conditions. The Executive Summary identifies the subject property, recommended repairs and modifications and estimates of costs for remediation of the identified defects. The Narrative sets forth the nature and extent of the investigation, identifies the common elements needing repair or modifications and presents the conclusions reached.

*Photographs* document the conditions of various common elements as of the date of visual inspection, April 22, 2014. The Narrative Report contains references to these photographs.

*Estimated Remediation Expenditures* presents the Estimated Remediation Expenditures spreadsheet which details:

- A list of the common elements that exhibit defects and require repair, replacement or modification.
- The associated quantities and estimated costs for repair, replacement or modification.

*Relative Remediation Expenditures* contains the pie chart Relative Remediation Expenditures, which depicts the relative costs of each common element recommended for repair, replacement or modification.

*Assumptions and Limiting Conditions*, describes the manner in which we collect and analyze data in this Transition Study.

*Credentials*, contains the Qualifications of the Firm, Responsible Advisor and Review Coordinator, and resources we use in our analysis, i.e., published sources of cost data.

## **Considerations and Methodology**

We considered the following factors in our analysis:

Noninvasive, nondestructive inspection of property on April 22, 2014.

Inventory of all defective property elements subject to repair, replacement or modification.

Estimate of the remediation cost to repair, replace or modify property components as a result of their current condition, design or construction defects.

The estimated cost to repair, replace or modify the property using the most current technology and construction materials at current local market prices for materials, labor and manufactured equipment, contractor's overhead, profit and fees, but without provisions for overtime, bonuses for labor, or premiums for material or equipment. We include removal and disposal costs of replacement where applicable.

Review of construction documents of the landscape furnished by the Board.



## Property Descriptions

The Creekside Crossing Homeowners Association is a planned unit development of with 614 possible units. At the time of our inspection, 188 units in 145 buildings were built. The Association began construction in 2005. The development contains four stormwater management ponds, asphalt pavement walking paths and four entrances with monuments.

Our analysis began by segregating the property into two areas of responsibility for repair or modification. We derived these segregated classes of property from our review of the information provided to us and through conversations with Management and the Board. These two classes of property include:

- (a) Creekside Crossing Common Elements
- (b) Property Maintained by Homeowners

*This Transition Study is limited to only Creekside Crossing common elements.*

From our inspection of Creekside Crossing, the following is a list of common elements that we believe reasonably represents the property subject to remedial repair, replacement, or modification as a result of current defects. We identify these repairs, replacements or modifications in *Estimated Remediation Expenditures* and briefly summarize them below:

- Landscape, Trees, Shrubs and Plantings
- Pond, Shoreline Buffer Zone, Remediation, Area A
- Pond, Shoreline Buffer Zone, Remediation, Area North
- Ponds, Shoreline Buffer Zones, Remediation, Areas B and South
- Stormwater Pipes, Camera Inspection

Our report and information contained herein is not to be construed as legal advice or a professional engineering opinion. We strongly recommend the Association retain legal counsel

to consider and implement any discussion with or legal action involving another third party, i.e., the Developer. Professional engineering services may be required to identify a specific means to remediate the defects which we identify herein and this report cannot be construed to represent a professional engineering service. We recommend that the Association should require the Developer to determine the exact scope and, if necessary, the design to remediate any and all defects, whether visible, hidden or latent, and the Association should inform the Developer of the visibly apparent defects noted in this report. The following Narrative Property Descriptions discuss the common elements that exhibit condition, design or construction defects and require repair, replacement or modification.

**Landscape, Trees, Shrubs and Plantings** – Approximately 35 trees, 60 shrubs and 45 plants throughout the property are either prematurely deteriorated or missing, as shown on Pages 3-5 of the August 16, 2004 Final Landscape Improvement Plans Units 1-4 and Page 4 of the March 14, 2005 Final Landscape Improvement Plans Units 5-7. Locations include the Indian Boundary Road entrance, the Creekview Drive and Renwick Road entrance, along both sides of Drauden Road, south of Renwick Road, north of Renwick Road and the entrance at Renwick Road and Cove Circle. Pages 5.2 through 5.4 of *Photographs* depict these conditions. Remediation will require installation of missing trees, shrubs and plants along with replacement of dead or deteriorated plants. We estimate a cost of \$15,500 to remedy these construction and condition defects on Line Item 1 of *Estimated Remediation Expenditures*.

**Pond, Shoreline Buffer Zone, Area A** – Stormwater Management Area A lacks approximately 15,800 square yards of the designed buffer zone of natural plantings and includes a dense planting of willow trees. Pages 5.4 and 5.5 of *Photographs* depict these conditions. The close proximity of the trees will create overgrowth issues in the future, higher costs of

maintenance and organic debris deposits into the pond. The natural debris and lack of a proper buffer zone promotes growth of invasive species of plants and premature aging of the pond causing the need for more frequent dredging, pond treatments or both. Remediation will require removal of all trees lining the pond, shoreline regrading, seeding and plugging to promote growth and reestablishment of a proper buffer zone, and installation of a fence to protect the area. We concur with the estimate of cost of \$4.24 per square yard as quoted by *Pizzo and Associates, Ltd.* on May 23, 2014 to remediate this construction defect on Line Item 2 of *Estimated Remediation Expenditures*.

**Pond, Shoreline Buffer Zone, Area North** – The shoreline buffer zone of Stormwater Management Area North has thinned and deteriorated due to a lack of proper maintenance. Page 5.5 of *Photographs* depicts an overview of the shoreline. Remediation will require removal of any invasive species and seeding to promote growth and thickness of the buffer zone. We concur with the estimate of cost of \$7,000 as quoted by *Pizzo and Associates, Ltd.* on May 23, 2014 to remediate this condition defect on Line Item 3 of *Estimated Remediation Expenditures*.

**Ponds, Shoreline Buffer Zones, Areas B and South** – The shoreline buffer zones of Stormwater Management Areas B and South have shrunk and deteriorated due to a lack of proper maintenance. The buffer zones lack approximately 12,000 square yards of natural plantings. We also note erosion along the south perimeter and west side of Area South as shown on Pages 5.5 and 5.6 of *Photographs*. The lack of a proper buffer zone promotes growth of invasive species of plants. Remediation will require removal of all invasive species, shoreline regrading, and seeding and plugging to promote growth and reestablishment of a proper buffer zone. We concur with the estimate of cost of \$48,000 as quoted by *Pizzo and Associates, Ltd.* on

May 23, 2014 to remediate these condition defects on Line Item 4 of *Estimated Remediation Expenditures*.

**Stormwater Pipes, Camera Inspection** – The large area of unstable soil and length of construction time frame direct an abnormal amount of sediment into the stormwater management ponds. The lack of an erosion control plan for the undeveloped site is likely to have resulted in an increased amount of silt and deposits within the subsurface stormwater pipes. We recommend an invasive camera inspection of the subsurface stormwater pipes to determine the scope of deposits within the pipes. We include an allowance of \$9,600 to investigate a possible condition defect on Line Item 5 of *Estimated Remediation Expenditures*.

**Other Common Elements Requiring Minor Repairs and Modifications** - The following issues have been aggregated on a cost basis due to their relative minor size and estimated cost to remediate.

- Masonry Monuments
- Tree Growth, Stormwater Management Area South

The above defects, although smaller in scope and cost remedy, detract from the perceived quality and usefulness of Creekside Crossing. The aggregated cost to remedy the above defects appears on Line Item 6 of *Estimated Remediation Expenditures*.

### 3. SUMMARY AND CONCLUSION

The Association Board has acted responsibly in commissioning this Transition Study. The common elements of Creekside Crossing are in generally good condition. However, several elements exhibit condition, design or construction defects. We advise conducting these repairs, replacements or modifications in the near term to minimize the negative effects of these defects.

We summarize, in the following table, the estimated necessary funding to correct the current condition, design or construction defects as of the date of inspection, April 22, 2014.

Summary of Estimated Remediation Expenditures

Line Item	Quantity	Units	Reserve Component Inventory	Unit Cost	Total Cost
1	1	Allowance	Landscape, Trees, Shrubs and Plantings	\$15,500.00	\$15,500
2	15,800	Square Yards	Pond, Shoreline Buffer Zone, Remediation, Area A	\$4.24	\$67,000
3	1	Allowance	Pond, Shoreline Buffer Zone, Remediation, Area North	\$7,000.00	\$7,000
4	1	Allowance	Ponds, Shoreline Buffer Zone, Remediation, Areas B and South	\$48,000.00	\$48,000
5	1	Allowance	Stormwater Pipes, Camera Inspection	\$9,600.00	\$9,600
6	1	Allowance	Other Common Elements Requiring Minor Repairs and Modifications	\$500.00	\$500
<b>Estimate Total Amount Necessary to Correct Current Defects</b>					<b>\$147,600</b>

We estimate the remediation expenditures necessary to correct the current condition, design or construction defects as of April 22, 2014, is reasonably represented in the amount of \$147,600. The most costly corrective procedure noted in *Estimated Remediation Expenditures* relates to remediation of the Stormwater Management Area A. We estimate the respective cost to remedy this defect is \$67,000. This one repair, replacement or modification represents approximately forty-five percent (45.4%) of the estimated costs of the projects included in this Transition Study. The graph on the following page illustrates the relative importance of the expenditures for each of the common elements recommended for repair, replacement or modification.

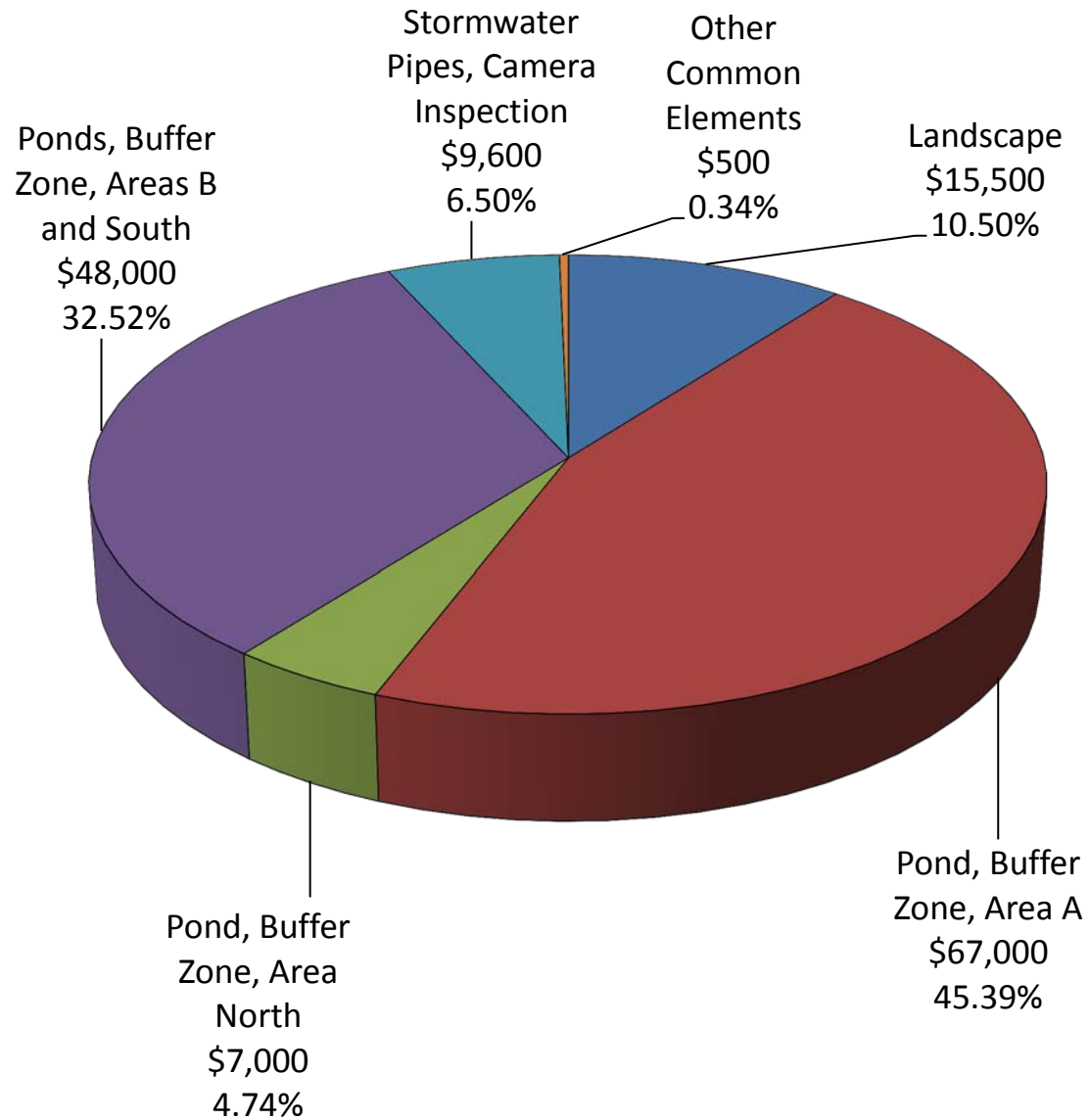
**ESTIMATED REMEDIATION EXPENDITURES for**

**The Creekside Crossing  
Homeowners Association  
Plainfield, Illinois**

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Line Item	Quantity	Units	Reserve Component Inventory	Unit Cost	Total Cost
1	1	Allowance	Landscape, Trees, Shrubs and Plantings	\$15,500.00	\$15,500
2	15,800	Square Yards	Pond, Shoreline Buffer Zone, Remediation, Area A	\$4.24	\$67,000
3	1	Allowance	Pond, Shoreline Buffer Zone, Remediation, Area North	\$7,000.00	\$7,000
4	1	Allowance	Ponds, Shoreline Buffer Zone, Remediation, Areas B and South	\$48,000.00	\$48,000
5	1	Allowance	Stormwater Pipes, Camera Inspection	\$9,600.00	\$9,600
6	1	Allowance	Other Common Elements Requiring Minor Repairs and Modifications	\$500.00	\$500
<b>Estimate Total Amount Necessary to Correct Current Defects</b>					<b>\$147,600</b>

#### 4. RELATIVE REMEDIATION EXPENDITURES



## 5. PHOTOGRAPHS

The next pages contain the photographs related to the Condition Assessment





Proper plantings at Renwick Road and Cove Circle entrance



Missing plantings on opposite side of Renwick Road and Cove Circle entrance



Missing plantings at Indian Boundary Road entrance





Dead shrubs at Indian Boundary Road entrance



Missing plantings at Renwick Road and Crossing Drive entrance



Dead shrubs along Renwick Road





Missing plantings along Renwick Road



Missing plantings along Stormwater Management Area South



Stormwater Management Area A  
overview

*Note: Lined with trees and lacks buffer zone*





Trees along Stormwater Management Area A

*Note: Absence of buffer zone*



Stormwater Management Area North shoreline



Shoreline erosion at south perimeter of Stormwater Management Area South





Erosion along west side of Stormwater Management Area South



Erosion along west side of Stormwater Management Area South



Stormwater Management Area South shoreline





Stormwater Management Area B  
overview



Step crack at Renwick Road and  
Creekview Drive entrance monument



Mortar crack at Renwick Road and Cove  
Circle entrance monument





Exposed anchor at Renwick Road and Cove Circle entrance monument



Efflorescence at Renwick Road and Crossing Drive entrance monument



Tree through water flow structure of Stormwater Management Area South

## 6. PROFESSIONAL SERVICE CONDITIONS

**Our Services** - Reserve Advisors, Inc. will perform its services as an independent contractor in accordance with our professional practice standards. Our compensation is not contingent upon our conclusions.

Our inspection and analysis of the subject property is limited to visual observations and is noninvasive. We will inspect sloped roofs from the ground. We will inspect flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a “snapshot in time” at the moment of our observation. Conditions can change between the time of inspection and the issuance of the report. Reserve Advisors does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee of the actual costs of replacement, a warranty of the common elements or other property elements, or a guarantee of remaining useful lives.

We assume, without independent verification, the accuracy of all data provided to us. You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon as supplied by you or others under your direction, or which may result from any improper use or reliance on the report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any controlling person of Reserve Advisors, Inc., including any director, officer, employee, affiliate, or agent. Liability of Reserve Advisors, Inc. and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

**Report** - Reserve Advisors, Inc. will complete the services in accordance with the Proposal. We will consider any additional information made available to us in the interest of promptly issuing a Final Report (if requested). However, the Report represents a valid opinion of our findings and recommendations and is deemed complete and final if no Final Report or changes are requested within six months of our inspection. We retain the right to withhold the Report or Final Report if payment for services is not rendered in a timely manner. All files, work papers or documents developed by us during the course of the engagement remains our property.

**Your Obligations** - You agree to provide us access to the subject property during our on-site visual inspection and tour. You will provide to us to the best of your ability and if reasonably available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete our Study. You agree to pay our actual attorneys' fees and any other costs incurred in the event we have to initiate litigation to collect on any unpaid balance for our services.

**Use of Our Report and Your Name** - Use of our Report(s) is limited to only the purpose stated herein. Any use or reliance for any other purpose, by you or third parties, is invalid. Our Reserve Study Report in whole or part ***is not and cannot be used as a design specification, design engineering services or an appraisal.*** You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference our name or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. ***This report*** contains intellectual property developed by Reserve Advisors, Inc. specific to this engagement and ***cannot be reproduced or distributed to those who conduct reserve studies without the written consent of Reserve Advisors, Inc.***

We reserve the right to include our client's name in our client lists, but we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to



legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

**Payment Terms, Due Dates and Interest Charges** - The retainer payment is due upon authorization and prior to shipment of the report. The final payment of the fee is due immediately upon receipt of the Report. Subsequent changes to the report can be made for up to six months from the initial report date. Any outstanding balance after 30 days of the invoice date is subject to an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court in the State of Wisconsin.

#### **CONDITIONS OF OUR SERVICE ASSUMPTIONS**

To the best of our knowledge, all data set forth in this report are true and accurate. Although gathered from reliable sources, we make no guarantee nor assume liability for the accuracy of any data, opinions, or estimates identified as furnished by others that we used in formulating this analysis.

We did not make any soil analysis or geological study with this report; nor were any water, oil, gas, coal, or other subsurface mineral and use rights or conditions investigated.

Substances such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials could, if present, adversely affect the validity of this study. Unless otherwise stated in this report, the existence of hazardous substance, that may or may not be present on or in the property, was not considered. Our opinions are predicated on the assumption that there are no hazardous materials on or in the property. We assume no responsibility for any such conditions. We are not qualified to detect such substances, quantify the impact, or develop the remedial cost.

We have made a visual inspection of the property and noted visible physical defects, if any, in our report. Our inspection and analysis was made by employees generally familiar with real estate and building construction; however, we did not do any invasive testing. Accordingly, we do not opine on, nor are we responsible for, the structural integrity of the property including its conformity to specific governmental code requirements, such as fire, building and safety, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

Our opinions of the remaining useful lives of the property elements do not represent a guarantee or warranty of performance of the products, materials and workmanship.



## 7. CREDENTIALS

### HISTORY AND DEPTH OF SERVICE

**Founded in 1991**, Reserve Advisors, Inc. is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our principals are founders of Community Associations Institute's (CAI) Reserve Committee, that developed national standards for reserve study providers. One of our principals is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and a historical analyses are keys to determining accurate remaining useful life estimates of building components.

**No Conflict of Interest** - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

### TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, Inc., and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Each Team Review requires the attendance of several engineers, a Review Coordinator, Director of Quality Assurance and other participatory peers. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

### OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

### VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors, Inc. has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500 square-foot day care center to the 100-story John Hancock Center in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety security systems.

We're familiar with all types of building exteriors as well. Our well versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

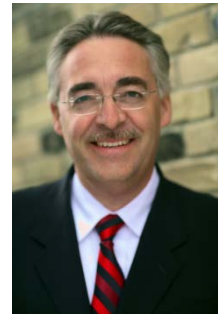
### OLD TO NEW

Reserve Advisors experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.



**THEODORE J. SALGADO, P.E., PRA**  
**Principal**

Theodore J. Salgado is a co-founder of Reserve Advisors, Inc., which is dedicated to serving community associations, city and country clubs, religious organizations, educational facilities, and public and private entities throughout the United States. He is responsible for the production, management, review, and quality assurance of all reserve studies, defect identification transition studies, and consulting services for a nationwide portfolio of more than 5,000 clients. Under his direction, the firm conducts reserve study services for apartment complexes, churches, hotels, resorts, office towers and vintage architecturally ornate buildings.



**PRIOR RELEVANT EXPERIENCE**

Before founding Reserve Advisors, Inc. in 1991, Mr. Salgado, a professional engineer registered in the State of Wisconsin, served clients for over 15 years through American Appraisal Associates, the world's largest full service valuation firm. Mr. Salgado conducted facilities analyses of hospitals, steel mills and various other large manufacturing and petrochemical facilities and casinos.

He has served clients throughout the United States and in foreign countries, and frequently acted as project manager on complex valuation, and federal and state tax planning assignments. His valuation studies led to negotiated settlements on property tax disputes between municipalities and property owners.

Mr. Salgado has authored articles on the topic of reserve studies and facilities maintenance. He also co-authored "Reserves", an educational videotape produced by Reserve Advisors on the subject of Reserve Studies and maintaining appropriate reserves. Mr. Salgado has also written in-house computer applications manuals and taught techniques relating to valuation studies.

**EXPERT WITNESS**

Mr. Salgado has testified successfully before the Butler County Board of Tax Revisions in Ohio. His depositions in pretrial discovery proceedings relating to reserve studies of Crestview Estates Condominium Association in Wauconda, Illinois and the North Shore Club Associations in South Bend, Indiana have successfully assisted the parties in arriving at out of court settlements.

**EDUCATION**

**Milwaukee School of Engineering - B.S. Architectural Engineering**

**PROFESSIONAL AFFILIATIONS/DESIGNATIONS**

**American Association of Cost Engineers - Past President, Wisconsin Section**

**Association of Construction Inspectors - Senior Designated Member and Certified Construction Inspector**

**Association of Professional Reserve Analysts - Past President, and Professional Reserve Analyst (PRA)**

**Community Associations Institute - Member and Volunteer Leader of multiple chapters throughout the United States**

**Concordia Seminary, St. Louis - Member, National Steering Committee**

**Milwaukee School of Engineering - Member, Corporation Board**

**Professional Engineer, Wisconsin - Registered in 1982**



**JOHN P. POEHLMANN, RS**  
**Principal**

John P. Poehlmann is a co-founder of Reserve Advisors, Inc. He is responsible for the finance, accounting, marketing, and overall administration of Reserve Advisors, Inc. He also regularly participates in internal Quality Control Team Reviews of Reserve Study reports.

Mr. Poehlmann directs corporate marketing, including business development, advertising, press releases, conference exhibiting, and direct mail promotions. He frequently speaks throughout the country at seminars and workshops on the benefits of future planning and budgeting for capital repairs and replacements of building components and other assets.



Mr. Poehlmann served on the national Board of Trustees of Community Associations Institute. Community Associations Institute (CAI) is a national, nonprofit 501(c)(6) trade association created in 1973 to provide education and resources to America's 305,000 residential condominium, cooperative and homeowner associations and related professionals and service providers. The Institute is dedicated to fostering vibrant, responsive, competent community associations that promote harmony, community, and responsible leadership.

He is a founding member of the Institute's Reserve Committee. The Reserve Committee developed national standards and the Reserve Specialist (RS) Designation Program for Reserve Study providers. Mr. Poehlmann has authored numerous articles on the topic of Reserve Studies, including Planning for Replacement of Property Doesn't Have to Be Like a Trip to the Dentist, Reserve Studies for the First Time Buyer, Sound Association Planning Parallels Business Concepts, and Reserve Studies Minimize Liability. He has worked with a variety of publications, including the Chicago Tribune, The Milwaukee Journal/Sentinel, Common Ground, Common Interest, and Condo Management. He also co-authored "Reserves", an educational videotape produced by Reserve Advisors on the subject of Reserve Studies and the benefits of maintaining appropriate reserves. The videotape is available through Reserve Advisors or CAI's website, [www.caionline.org](http://www.caionline.org) and libraries in the State of Virginia.

**INDUSTRY SERVICE AWARDS**

CAI National Rising Star Award - To an individual whose leadership abilities and professional contributions have earmarked them for even greater accomplishments in the future.

CAI Michigan Chapter Award - "Given to the individual who contributed their time, expertise, and resources toward improving the quality of services offered by the chapter. Mr. Poehlmann was unanimously selected as the winner of the CAI Michigan Chapter Award."

**EDUCATION**

University of Wisconsin-Milwaukee - Master of Science Management  
University of Wisconsin - Bachelor of Business Administration

**PROFESSIONAL AFFILIATIONS**

**Community Associations Institute (CAI)** - Founding member of Reserve Committee; former member of National Board of Trustees; Reserve Specialist (RS) designation; Member of multiple chapters  
**Association of Condominium, Townhouse, & Homeowners Associations (ACTHA)** – member



**CHRISTOPHER C. DEWALL, PRA, RS**  
**Responsible Advisor**

**CURRENT CLIENT SERVICES**

Christopher C. DeWall, a Mechanical Engineer, is an Advisor for *Reserve Advisors, Inc.* Mr. DeWall is responsible for the inspection and analysis of the condition of clients' property, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analysis and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations. Christopher DeWall frequently serves as the *Quality Assurance Review Coordinator* for all types of developments.

The following is a partial list of clients served by Christopher DeWall demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

**1301 Throckmorton Residences** reside on the top 13 floors of a 33-story building located downtown Fort Worth, Texas. Built in 2009, the building overlooks the Fort Worth Water Gardens and includes a pool and Zen garden atop the Omni Fort Worth Hotel.

**North Beach Condominium Association** consists of 40 townhome units in six buildings situated at the edge of a stunning 115 acre pond in Bethany Beach, Delaware just minutes from the Atlantic Ocean. The development contains a boardwalk, pool house and pool.

**Belfair Property Owners Association** is a private golf community situated on the Belfair Plantation five miles from Hilton Head Island. Magnificent oak trees over one hundred years old line the entrance to this property that dates back to the plantation built in 1811. The community amenities include a recently expanded clubhouse, two 18-hole golf courses, pool and exercise buildings and a state-of-the-art 29 acre practice facility. Belfair offers freshwater lakes, saltwater marshes and South Carolina wildlife.

**Prairie Park at Wheeling Condominium Association** is a midrise community of 240 units in four buildings located in Wheeling, Illinois. The property includes an elaborate waterfall at the entrance to the community and a clubhouse with indoor pool for year round entertainment.

**Crystal Park Unit Owners Association** This 12-story building built in 1985 is located in the Crystal City portion of Alexandria, Virginia. The property includes an elevated pool and pool deck above two floors of parking garage. Unit owners enjoy a majestic view of the runway at Reagan International Airport with the U.S. Capitol Building and Washington Monument rising above the horizon in the background.

**Fieldpoint Community Association** is an upper scale community that consists of 101 townhomes and 63 single family homes in three sub-associations. Located just north of New York City, this development contains a clubhouse, playground and two separate pools.

**Seven Lakes Landowners Association** is a large planned unit development located in West End, North Carolina. The Association consists of 1,507 single family homes and includes a clubhouse, stable, on-site office, maintenance buildings, lakes, ponds, pools, sports courts and approximately 25 miles of roads.

**PRIOR RELEVANT EXPERIENCE**

Before joining Reserve Advisors, Inc., Mr. DeWall attended the University of Wisconsin in Madison, Wisconsin where he attained his Bachelor of Science degree in Mechanical Engineering. At the University of Wisconsin, Mr. DeWall helped design and fabricate a wheelchair with a seat capable of raising and lowering to and from the ground. Mr. DeWall is also the proud owner of a patent for a trigger lock on a pressure washer gun he developed while interning at Briggs and Stratton Power Products.

**EDUCATION**

University of Wisconsin - B.S. Mechanical Engineering

**PROFESSIONAL AFFILIATIONS**

*Professional Reserve Analyst (PRA)* - Association of Professional Reserve Analysts

*Reserve Specialist (RS)* - Community Associations Institute



**TODD M. WALTER, P.E., RS, PRA**  
**Director of Production Management**

**CURRENT CLIENT SERVICES**

Todd M. Walter, a Professional Engineer (P.E.) in Civil Engineering, is a Director for *Reserve Advisors, Inc.*, which is dedicated to serving community associations, religious organizations, educational facilities, and public and private entities throughout the United States. Mr. Walter is responsible for the inspection and analysis of the property's current condition, recommending engineering solutions to prolong the lives of building components, forecasting capital expenditures for the repair and/or replacement of the property components, and technical report preparation on assignments. Todd Walter frequently serves as the *Quality Assurance Review Coordinator* for all types of developments.

Todd Walter has conducted nearly 1,300 Reserve Studies, primarily in the Chicago area. The following is a partial list of clients served by Mr. Walter demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

**The Elysian Private Residences** Upscale 52-story development near Chicago's Magnificent Mile.

**One Museum Park East** Modern 64-story curtain wall tower with numerous amenities overlooking the museum campus in Chicago.

**Commodore Green Brier Landmark** Elegant, historic condominiums with original face brick, terra cotta and stone architecture in Chicago.

**Montgomery on Superior** Conversion of the former Montgomery Ward headquarters in Chicago into upscale residences. The tower includes travertine stone cladding and curtain wall systems.

**The Carlyle** Vintage, prime real estate on Chicago's Lake Shore Drive at the north end of the Magnificent Mile.

**Clinton Complex** This development includes several former manufacturing structures built in the 1800's and converted to condominiums in Chicago

**3550 Association** Twin 28-story towers with over 700 units on Lake Shore Drive in Chicago. Extensive lobbies and garage structure at the base of the towers.

**Loring Green East and West** These two towers are two of the most recognized residential high rises in Minneapolis. The towers comprise entirely brick masonry facades with extensive amenities. The development includes a landscaped plaza roof system.

**Galleria Residences** High rise luxury condominiums constructed above a Westin Hotel near Minneapolis.

**PRIOR RELEVANT EXPERIENCE**

Before joining Reserve Advisors, Inc., Mr. Walter was a Civil Engineer and on-site project manager for Owens-Illinois. He was responsible for the construction inspection of structural projects throughout the United States. He has designed structural components and prepared construction specifications for national and international engineering projects.

**EDUCATION**

Ohio University - B.S. Civil Engineering

**PROFESSIONAL AFFILIATIONS**

*Professional Engineering License* - Wisconsin 2003, Illinois 2003, Ohio 2009, Michigan 2009, Indiana 2009, Minnesota 2009

*LEED (Leadership in Energy and Environmental Design) Green Associate*

*American Society of Civil Engineers*

*Reserve Specialist (RS)* - Community Associations Institute

*Professional Reserve Analyst (PRA)* - Association of Professional Reserve Analysts





## RESOURCES

Reserve Advisors, Inc. utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

**Association of Construction Inspectors**, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at <http://www.iami.org>. Several advisors and a Principal of Reserve Advisors, Inc. hold Senior Memberships with ACI.

**American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.**, (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at <http://www.ashrae.org>. Reserve Advisors, Inc. actively participates in its local chapter and holds individual memberships.

**Community Associations Institute**, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

**Marshall & Swift / Boeckh**, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at <http://www.msbinfo.com>

**R.S. Means CostWorks**, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at <http://www.rsmeans.com>

**Reserve Advisors, Inc.**, library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.