

**Email sent to Jerry Richmond by Director Topolnicki on 04-25-2017**

Good afternoon Jerry,

There is displeasure in the Painters Ridge community concerning the appearance of the new monument. I have attached the rendering that was presented at the Crystal Valley public meeting and at the meeting with the Master Board which depicts the following differences from the actual construction:

1. The sign is “one sided” and the rendering represented that it would be two sided. There is some concern that the plastic lettering on the front will yellow. The rendering stated silver lettering (see attached photos 1 & 2).
2. The monument as constructed has a very unattractive tower (pile) of assorted rocks instead of the rendering depicting a rectangle column with the rocks uniform in color and neatly fitted. The tower has loose rocks (not cemented), uncolored cemented rocks with wide voids that will break apart when freezing occurs, and appears to NOT have a foundation (problematic when the soil sinks and impacts the integrity of the tower).
3. The cap under the hanging sign is bare uncolored, rough cement (see attached photo 3).
4. The back wall below the hanging sign has already had two rocks fall off (see attached photo 4).
5. The top of the short north pillar has wide uncolored cement filler and does not appear to have a foundation (problematic when the soil sinks and impacts the integrity of the pillar) (see attached photo 5).
6. The bottom of the monument is not constructed with the contrasting flat rock shown in the rendering (see attached photos 1 & 2 and compare to attached rendering).
7. The general quality of the stone work is very poor.
8. The sign is NOT SLATE; instead it is metal finished (painted?) to look like slate. We prefer slate (less maintenance), and hope the metal is aluminum or some other metal that will not corrode.

Both at the public meeting at the Pinnacle and during the presentation to the Master Board the Painters Ridge Directors mentioned the concern about the wooden beam and the need for continuing maintenance. We understood that we lost that concern, but our understanding was that **we could rely on the rendering as presented**. The PR Board is aware that the rendering contains the language, “NOTE: Designs are conceptual and subject to change”, but from our conversations with you, we believed that we could rely on the rendering without any change.

We hope the enhanced landscaping will include ground lights that will shine on the entire monument during dark instead of just the lettering being lite. No up lighting because of dark sky's.

I will be presenting the PR Board concerns to the Master Board during their meeting this evening (Tuesday April 25<sup>th</sup>). I am going to try and reach you by phone before the meeting and addressing the above concerns.

Regard & Thanks - John Topolnicki  
Board Secretary  
Painters Ridge Owners Association  
720-733-9355 Home  
303-961-3662 Mobile