



Abaris Real Estate Management, Inc.

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April 28, 2025

Boris Borisov

HIGH SIERRA POOLS

Boris@highsierrapools.com

RE: Repair Hollows & Plastering of Pools (Main & Wading Pools)

Dear Boris:

The Board of Directors at the above-referenced community has voted to accept your proposals for performing repairs & plastering the main & wading pools as outlined in the proposal.

Enclosed is the signed copy of the proposal for your records. Please let me know if you have any questions. Thank you!

Sincerely,

Kaitlyn Ambush, CMCA
Community Manager

CC: Board of Directors



Proposal

“Your Partner in Pool Management and Service”

Client Name: Tanyard Springs (HOA)
 Project Name: Remove up to 600 sq ft of Delaminated Material (Hollows), Eliminate Equalizer Lines, Apply New Plaster to Main Pool and Wading Pool Surface and Replace Tiles and Caulk in Main Pool Expansion Joint (Beach Entries Will Stay as They Are)
 Jobsite Address: 6920 Heritage Crossing Glen Burnie, MD 21060 Billing Address: 6920 Heritage Crossing Glen Burnie, Maryland 21060
 Estimate ID: EST5333058
 Date: Apr 24, 2025

SCHEDULE OF PAYMENTS:

CLIENT AGREES TO A 30% MOBILIZATION PAYMENT UPON APPROVAL, AND THE REMAINING 70% PAYMENT UPON COMPLETION.

First 50 square feet of Delaminating Plaster Hollows INCLUDED \$0.00

The plaster is delaminating causing "hollows" under the finish. This is a common occurrence, All of HSP's proposals for resurfacing include removing up to 50 square feet of "hollows" OR "pop-offs". However, in this case there are more than 250 square feet of delamination. We must remove all loose and delaminated material before we can apply the new finish.

Additionally, HSP recommends to budget for a complete tear down of all layers of plaster back to the original concrete shell as part of any proposal for the next time the pool is refinished.

Remove up to 600 sq ft of Additional Loose and Delaminated Material \$6,750.00

Main Pool - Eliminate Thirteen Equalizer Lines for Skimmers \$4,550.00

- Remove equalizer line covers
- Plug line and patch with hydraulic cement

Main and Wading - Apply New Plaster to Pool Surface \$59,340.00

Main Pool - Replace Tiles and Caulk in Expansion Joint \$1,215.00

- Cut and chip existing plaster around all light niches, fittings (main drain, returns and vacuum). Any damage to pool fittings as part of the work will be reported to management and repaired at additional cost.
- Cut and chip under the waterline tiles, around beach entries and around racing lanes and targets (12" wide). In case of discovered tiles that need to be replaced change order will be submitted.
- Prepare and clean the existing surface for bond kote application.
- Supply and install 2"x 2" unglazed tiles and replace caulk in main pool expansion joint.
- Supply and install 2"x 2" black unglazed tiles marking steps.
- Apply bond kote.
- Apply pool plaster with approximate thickness of 3/8" to 5/8".
- Immediately refill pool to help ensure proper curing process. Plaster cures under water, so there must be a readily available water source to

fill the pool quickly. Owner is responsible for watching pool fill unless other arrangements are made.

Gunite and pool shell will be evaluated for hydrostatic damage or structural cracks. Customer will be informed of all faulty conditions and repairs will be proposed accordingly. All necessary additional repairs are subject to additional agreement and are not included in this proposal. All unforeseen conditions will be reported to customer as soon as discovered and addressed as necessary upon approval of change order(s) and additional agreement.

Warranty: 1 year standard limited warranty from the date of completion. Staining, streaking, mottling, hydration, calcification and damage due to poor water chemicals are NOT covered under warranty.

NOTE: HIGH SIERRA POOLS, INC. IS NOT RESPONSIBLE FOR HYDROSTATIC DAMAGE TO EMPTY POOLS. WHEN POOLS ARE EMPTY THEY CAN BE DAMAGED BY GROUND WATER. WE WILL TAKE STANDARD INDUSTRY PRECAUTIONS WHEN WE EMPTY THE POOL. PRICE DOES NOT INCLUDE REPAIRS DISCOVERED DURING PREPARATION IF ANY (STRUCTURAL CRACKS, BEAM DAMAGE ETC.). ALL CLEAN-UP IS INCLUDED. SOURCE OF WATER MUST BE AVAILABLE AT THE PROPERTY TO FILL UP POOL WITHIN 24 HOURS. IF WATER IS NOT AVAILABLE, CUSTOMER WILL BE RESPONSIBLE FOR WATER DELIVERY SO THE POOL IS FILLED UP WITHIN 24 HOURS. FAILURE TO COMPLETELY FILL THE POOL WITHIN 24 HOURS WILL VOID ANY WARRANTY. POST PLASTER MAINTENANCE IS NOT INCLUDED IN PRICE FOR POOLS NOT MANAGED BY HIGH SIERRA POOLS. FAILURE TO MAINTAIN PROPER WATER CHEMISTRY BALANCE AND/OR POST PLASTER MAINTENANCE DURING CURING PROCESS WILL VOID ANY WARRANTY. FAILURE TO MAINTAIN PROPER WATER CHEMISTRY BALANCE IN GENERAL WILL VOID ANY WARRANTY.

Subtotal	\$71,855.00
Taxes	\$0.00
Estimate Total	\$71,855.00

TERMS AND CONDITIONS: All Unforeseen conditions and work complications will be reported to the management. All Change orders are subject to prior approval. All work to be done in a professional manner and all materials to complete the above work to be included in this agreement. Contractor is not responsible for damage to such items as, but not limited to, curbs, sidewalks, driveways, patios, lawns, shrubs, sprinkler systems and appurtenances. This estimate applies only to the job described above. The invoice will be submitted upon completion of the work. The payment is due upon receipt unless specified otherwise. Please sign below and return to the Sierra offices in order to schedule the above work. Prices are subject to change without notice.

Estimate authorized by: BORIS BORISOV
 Company Representative
 Signature Date: 04/28/2025

Estimate approved by: Mark Moorman
 Customer Representative
 Signature Date: 4-28-25