MODIFICATION NUMBER _____

DATE _____

The Villas At Beavercreek Condo Assoc.

Request for Property Modification

Board Member Review

Home Owner: Ronald + Sharon Brown Phone: 937-306-8298

Address: 2458 LOCUST HILL BLVD.

Please Review Policy & Guidelines before Submitting to HOA

Home Owner Initials RSB SKB

1) Does the property Modification effect property value?
   a. * Increase b. _____ Decrease c. _____ No Change

2) Is the Property Modification compatible with surrounding properties?
   a. * Yes b. _____ No

3) Attached is the property Modification request.
   a. * Yes b. _____ No

4) Will the property Modification involve an HOA maintenance cost of > $50.00 per year?
   a. _____ Yes b. _____ No SEE APPROVAL AT WEBSITE
   b. (To be answered by Board)

5) Will the property Modification require an HOA replacement cost > $500.00?
   a. _____ Yes b. _____ No
   b. (To be answered by Board)

6) Should an Easement Agreement be required of the Home Owner (at the Owners Expense) be filed and permitted at the County?
   a. _____ Yes b. _____ No
   b. (To be answered by Board)

7) Details of Modification:
We would like to have our patio pavers removed, will grind surface to a pea gravel aggregate level. They will then apply an exterior grade stain to the entire surface. We feel this will enhance our patio area.

MODIFICATION NUMBER _____

DATE _____

The Villas At Beavercreek Condo Assoc.

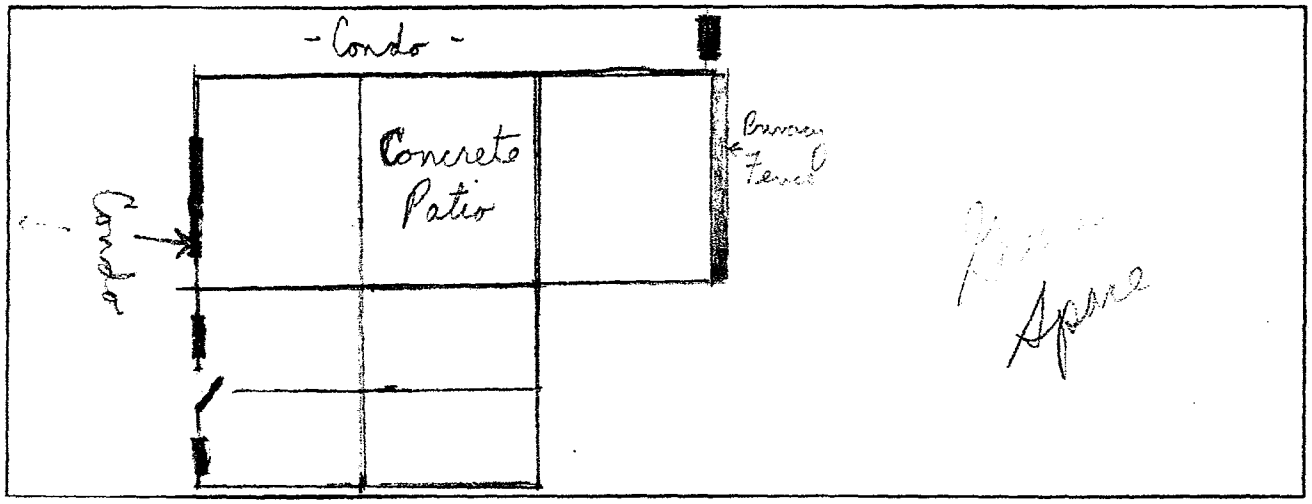
Request for Property Modification

Board Member Review

Home Owner: RONALD + SHARON BROWN Phone: 937-306-8299

Address: 2458 LOCUST HILL BLVD.

Attach or Draw a plan showing the exact location with respect to the condominium unit:



Modification to begin on: APRIL 5, 2021 *To be Completed By:* APRIL 7, 2021

The owner(s) on their designees (contract) must comply with the following:

1) *Specifications as approved by the Board of Directors – (Answered no later than 30 to 60 days after submittal)*
2) *The City of Beavercreek permits, building regulations, ordinances etc. including a final inspection*
3) *Contractor's 1 year warranty on materials and labor if applicable*
4) *Repair of any damage to the common elements or other condominium units.*
   - *Approved*
   - *Disapproved*

Board of Directors _____ *Date* _____ REV051717

Form # BC001

Cincinnati

PROPOSAL

TO: **Sharon Brown**
Sharon Brown

Project: Brown Residence
Address:

Date: 3/16/2021

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

1. Flat Finish - 100 Grit Grind (Qty: 450) **$3,375.00**

Description of Services:
Grind Concrete to 100 grit flat finish with pea gravel aggregate exposure. Apply exterior color stain, densifier application and concrete protector topcoat. Includes repair of cracked concrete corner.

Subtotal:	**$3,375.00**
**0% Tax:*	*$0.00*
TOTAL:	**$3,375.00**

Terms and Conditions

This is a quotation on the goods named, subject to the conditions noted below:
- This quote is good for 90 days from day received.
- Floor patching (if listed in description above) will cover spalls over 1/8 inch in size, and cracks with over a 1/8-inch width.
- Dust bags and floor demo will be disposed in dumpster/trash can on site.
- CCP is not responsible for damage to walls during the polishing process.
- The customer is responsible for having the entire area cleaned out before work will be performed.

Concrete Info

2 messages

Jacob Busch <Jacob@theascentteam.com> Mon, Mar 29, 2021 at 1:31 PM
To: ronsharonbrown@gmail.com <ronsharonbrown@gmail.com>

Sharon,

Please see info below and let know if you have questions or need additional info.

Grinding Process:

1. Prep concrete and make repairs as needed
2. Grind concrete with planetary grinders staring a low (rough) grit and increasing to desired finish level
3. Apply color stain at intermediate
4. Apply densifier chemical to further hard and strengthen the concrete and provide stain resistance
    a. The chemistry of how densifiers work is complex, but in general terms, the silicates in the densifier reacts with the leftover calcium hydroxide in the concrete. This addition of silicate to the pore structure and capillaries of the concrete produces a harder, more impermeable substrate and a surface that is much less prone to dusting, increased abrasion resistance, and a longer lifespan of the concrete floor.
5. "Buff" concrete with high speed burnisher.

Some of the benefits of polished concrete are as follows:

- Much higher resistance to wear compared to untreated concrete
- Low maintenance, long useful life.
- Ability to refinish if desired
- Average 40% lower total cost of ownership vs comparable floor systems (tile, pavers, etc)

I also added some info on the slip resistance of polished concrete, since this is often a questions I get from people.

Jacob Busch

513.505.9161

jacob@theascentteam.com

cincinnaticoncretepolishing.com

the browns <ronsharonbrown@gmail.com> Mon, Mar 29, 2021 at 1:42 PM

Slip Resistance of Polished Concrete

CPC Position Statement #2

Polished concrete provides a smooth surface that is durable, light reflective, and easy to maintain. Typical uses for polished concrete include schools, airports, retail spaces, casinos, restaurants, hospitals and medical facilities, public libraries, and other public use areas subject to high foot traffic. Because of its smooth and glossy surface, however, owners and architects have asked about the slip resistance of polished concrete. To answer that question, the Concrete Polishing Council (CPC) (then the Concrete Polishing Association of America) contracted with the Tile Council of North America (TCNA) to determine dynamic coefficient of friction (DCOF) values for polished concrete surfaces, using the test method in Section 9.6 of ANSI A137.1, American National Standards Specifications for Ceramic Tile. That standard specifies a minimum dynamic coefficient of friction of 0.42 for tiles in level indoor areas that may get wet in use.

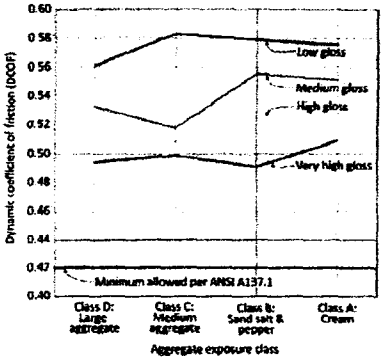
In 2015, CPC polishing contractors placed a 20 x 45 ft (6 x 14 m) concrete slab in the TCNA laboratory. Thirty-three days of curing, grinding and polishing were performed to create 48 test sections, each 3 x 4 ft (0.9 x 1.2 m). As listed in the table, four aggregate exposure classes were produced with four different gloss levels. Thus, a total of 16 finish types were produced. Each finish type was produced in triplicate, resulting in a total of 48 test sections.

Three randomly selected 1 ft (0.3 m) square sample areas were tested on each 3 x 4 ft test section. Each sample area was tested under wet conditions in four directions using a calibrated BOT 3000E machine. A total of 576 tests were completed on the 48 test sections.

The graph shows the average of all measurements for each gloss level, in order of decreasing aggregate class. Note that the slip resistance is not affected by the aggregate exposure class but does vary based on the gloss level. All test results significantly exceeded the required DCOF of 0.42, even at very high gloss levels. The test results were presented at the 2015 World of Concrete Polishing Luncheon and published in Concrete Décor, August/ September 2015 ("CPAA Adopts New Position on Measurement of Polishing Concrete Floors' Slip-Resistance"). The January 29, 2015, 27-page report by TCNA is available on the CPC website at www.ascconline.org-concretepolishing-council-resources.

CPC polishing contractors provide a slip-resistant polished concrete surface to owners and architects as documented in this test program. If you have any questions, contact your CPC polishing contractor or the CPC Technical Hotline at (888) 483-5288 or at cpchotline@ascconline.org.

DCOF values for aggregate exposure classes



Laboratory testing of 48 test sections*	
Aggregate exposure class	Gloss level
Class A: Cream	Level 1: Low gloss
Class B: Sand salt and pepper	Level 2: Medium gloss
Class C: Medium aggregate	Level 3: High gloss
Class D: Large aggregate	Level 4: Very high gloss

* The DCOF testing was completed in 2015. The chart (above) represents the Aggregate Exposures and Gloss Levels recognized at that time. The CPC has since revised both charts. They can be found online at https://www.concrete.org/concrete-polishing-council/technical-documents

AMERICAN SOCIETY OF CONCRETE CONTRACTORS
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(no subject)

1 message

the browns <ronsharonbrown@gmail.com> Mon, Mar 29, 2021 at 6:25 PM
To: the browns <ronsharonbrown@gmail.com>

Salt can discolor and stain any concrete - any concrete contractor will recommend a salt free de-icer. However, Our process will make the concrete surface less prone to surface damage due to the densifier we apply.

The Villas At Beavercreek
Home Owners Association
Service Request

Date: 3/25/2021

Homeowner: Ronald & Sharon Brown

Address: 2458 Locust Hill Blvd

Phone: 937-306-8795

Type of Service Item (please circle one):
EMERGENCY: OTHER:

RCF Properties
R. Tanski } HOA
R. Speelman } Board of Directors
M. Erbaugh

We are requesting repairs of 2 areas of concrete cracking and settling found in 1 (one) square of our patio.

Our service department will set up an appointment to complete this request.

NOTE: THIS MAY BE SUBJECT TO A TRIP CHARGE PLUS THE COST OF PERFORMING THE WORK.

Homeowner's Signature / Date: Ronald L. Brown 3/24/2021
(By signing this request homeowner agrees to the above terms.)

Complete / Date: _____
(By signing, homeowner agrees to a satisfactory completion of the above items.)