

November 2025 Renovation Updates

To view previous renovation updates for historical context, you may click [here](#) to view the posted version on the RVRMA website.

As explained in last month's update, a delay in our permitting through the Town of Carbondale has resulted in adjustments to the project timeline. If you are not up to date on those changes, we encourage you to visit the link above. While discussions about the revised timeline continue, we are maintaining the previously communicated schedule for now.

Roofing Project and Pool Area Access

After meeting with our roofing contractor last week, we are pleased to confirm that hot tub and lap lane access will remain available outside of roofing work hours.

From December 1 through January 1, the lap lanes and hot tubs will be closed Monday–Friday from 7:30 a.m. to 4:30 p.m. while roofing work is underway.

Open hours for lap lanes and hot tubs:

- Monday–Friday: 6–7:30 a.m. and 4:30–8 p.m.
- Saturday & Sunday: 8 a.m.–8 p.m.

These temporary closures are necessary to ensure the safety of all guests during the roofing project. Our goal remains to keep these amenities accessible as much as possible. We will provide updates if the schedule changes. Thank you for your patience and cooperation as we complete these important improvements.

East Wing and Mailroom Additions

Progress continues on the East Wing Addition. Foundations have been backfilled and gravel placed, plumbers have completed all underground work, and radon piping has been installed. We expect the slab to be poured soon.

We also anticipate concrete being poured for the mailroom addition in the near future. Once complete, vertical framing is expected to begin shortly thereafter.

Pool Renovation Progress

At the main recreation pool, demolition of the coping continues. We hope to lay the waterline tile later this fall to help accelerate spring timelines. Waterline tile has already been installed on the children's pool, and additional work is underway on the zero-entry ramp.

Overall, we are currently ahead of schedule—excluding the pool deck concrete work. We are exploring opportunities to adjust subcontractor schedules to make the most of this progress. While this does not significantly impact pool opening dates, which are tied directly to the timing of those concrete pours, it does support timely completion of the overall project.

Maintenance Work Not Tied to the Special Assessment

As noted previously, the pool concrete work, tile work, and replastering—as well as the Ranch House roof—are necessary maintenance projects that would have taken place regardless of the special assessment approved by the community. These items are funded through the RVRMA reserve fund.

We understand how important these amenities are to the community and remain committed to minimizing closures whenever possible. Our team will continue working closely with contractors to maintain safe access and ensure that any necessary downtime is kept as short as possible.

Financials:

At the end of October, the Capital Reserve Fund balance stood at \$3,017,496, while the Special Assessment Fund balance was \$2,511,896, for a combined total of \$5,529,392.

Total reserve spending for the month was \$345,639. This included \$191,282 in Capital Reserve expenditures and \$154,357 in Special Assessment spending.