



1776 S. Jackson Street, Suite 518, Denver, CO 80210

March 15, 2022

Natalie Victoria
Homestead Management Corporation
1499 W 121st Ave, Westminster, CO 80234

RE: Townhomes at Coal Creek HOA Insurance Claim March 15, 2022 Update

Dear Townhomes at Coal Creek Association Members,

Good morning and happy Tuesday. This letter is going out to the entire association and will be posted on the CCMG Coal Creek webpage. This is a general update on where the claim is and what the association can expect in the coming week or two.

1. Attic Testing is Complete

On March 7, 2022 we received the industrial hygienist results from the attic testing that we accomplished the week before. We sampled multiple units throughout the association to get a better understanding of how widespread the soot and smoke damages were. The units tested were: 511, 585, 520, 548, 632, 627 and 663. All units showed elevated levels of soot and ash penetration into attic spaces requiring insulation replacement and cleaning mitigation.

We have submitted the hygienist's report to State Farm and are awaiting their revised cleaning and mitigation estimates. I received notification from our adjuster this morning that he hopes to have this completed by next week.

Thanks to everyone who reached out and contacted us by about volunteering their unit for testing. For a solid day my phone was overwhelmed. It was very much appreciated.

2. Staging and the Cleaning Process

We will be starting to stage cleaning equipment near the pool area this week. This will include an equipment van and a POD for storage.

As we anticipate State Farm finalizing the estimate we are beginning to put our plan of restoration together. One issue that will be paramount is communication. As we begin working on buildings it will be critical that we get access to each unit in the building so we can complete each building

in totality as we work. You will be getting more information from me on this soon. Please check the Coal Creek webpage (listed later in this letter) for updates.

3. Individual Unit Cleaning

For anyone wanting their individual units cleaned at the same time as we work on each building for the HOA's claim please reach out to me and let me know. It is ideal to have both the building and unit cleaned at the same time to avoid cross contamination. We will begin working on the process to make this happen and are more than willing to also work with your HO6 insurance carrier if needed. Please email me at:

coalcreek@ccmgpro.com

Feel free to email if you just have questions regarding this process or if you are unsure if you need/want your interiors cleaned.

4. Administrative Items

Some general cleaning, protocols and cleaning materials can be found on our website here as general information for unit owners:

<https://www.ccmgpro.com/cofires>

I have also created a website page specifically for the Townhomes at Coal Creek, we will post all information, letters and updates on this page, please check it frequently.

www.ccmgpro.com/thcoalcreek

As mentioned above, we have created a special email address for everyone at Coal Creek to communicate with us. Please use this email and include your unit number in the subject line:

coalcreek@ccmgpro.com

5. CCMG Contacts and Emergency Protocols

CCMG's personnel will be onsite throughout the next few weeks. I've included our pictures at the end of this letter so you can recognize us and know we are there for the claim work.

Scott Benglen
(303) 596-6043
scott@ccmgpro.com

Clark Lodge
(310) 913-0782
clark@ccmgpro.com

Both partners of CCMG, Scott Benglen and Clark Lodge, will be actively involved in the claim & restoration process. Once the claim is settled we will have significantly more information for everyone on what work has been approved, schedules, etc.

IN THE EVENT OF AN EMERGENCY CALL 911. Both the Boulder County Sherrif and Louisville Police have Louisville on special security due to the fire damages.

On behalf of the entire CCMG team we are excited and grateful for this opportunity. There will be plenty of challenges, in our experience communication is key for a successful project like this. In general, email works best for CCMG unless it is urgent.

Thanks again for working with CCMG. We look forward to meeting and interacting with the entire Townhomes at Coal Creek community on this project to make your living space clean and healthy once again.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Benglen". The signature is fluid and cursive, with the first name "Scott" and last name "Benglen" clearly distinguishable.

Scott Benglen



Clark Lodge

