

2025 Divide Gatehouse Project Overview



Current Challenges: Divide Gatehouse

- Major irrigation leaks
- Inoperable water feature with structural damage
- Landscaping updates needed
- Stucco and retaining wall require repair
- Rotten wood in need of replacement
- Inefficient data lines and electrical updates needed
- Non-functioning windows and doors
- Inadequate street lighting

Divide Entrance Sign

Current



Proposed



Divide Entrance Sign

Current



Proposed



Water Feature

Current



Proposed



Gatehouse Front

Current



Proposed



Gatehouse Rear

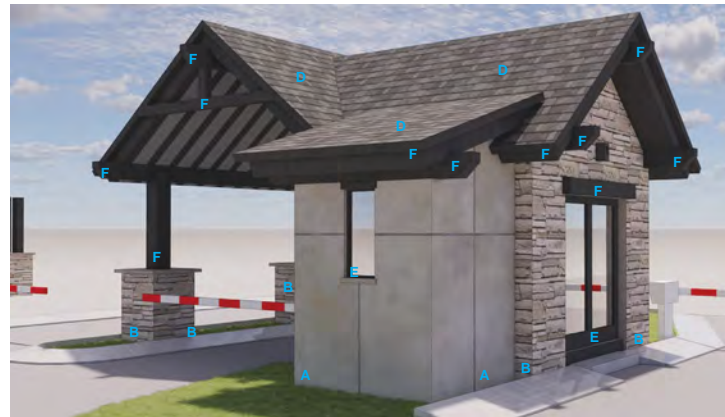
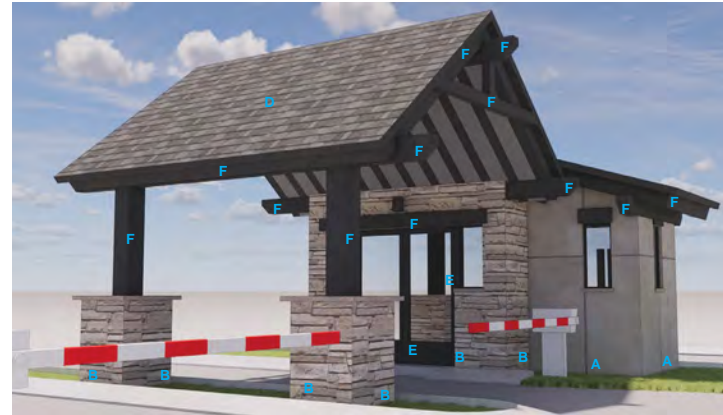
Current



Proposed



360 View



A	B	C	D	E	F
stucco siding: light grey/ tan	stone siding: colorado buff sandstone and cut caps	soffit: refinish existing	roofing: existing	doors + window: charcoal matte finish	trim timbers: dark brown/ black stain, refinished

Proposed Solutions: Divide Gatehouse

- **Landscaping:** Planting updates to better fit with climate
- **Irrigation:** Fix leaks and update for water efficiency
- **Electrical and cable network:** Streamline and improve safety
- **Exterior:** Replace aging wood and stucco in need of repair
- **Lighting & Signage:** Upgrades and additions to improve the homeowner and guest experience
- **Roadway, curbs, and gutters:** Repair and improve

TIMELINE: Divide Gatehouse Project

- **December 14, 2024**: Budget approved by CMD Board
- **February 24, 2025**: Stucco demolition and repair begins
- **Summer 2025**: Divide gatehouse renovation and repair

BUDGET: Divide Gatehouse Project

Divide Gatehouse Remodel Budget		
Item	Budget	Notes
Landscape, Irrigation, Boulder Work	\$225,000	
Lighting	\$45,000	
Windows and Doors	\$35,000	
Signage	\$20,000	
Masonry Work	\$100,000	
Electric and Network	\$30,000	
Contractor Fees	\$25,000	
Paint and Stain	\$20,000	
TOTAL	\$500,000	
Divide Gatehouse Road Program Budget		
Curb and Gutter	\$55,000	
Mill and Overlay	\$75,000	
TOTAL ROAD WORK	\$130,000	