

Apple Glen Townhomes Association, Inc.

August 7, 2014

Update from the Board of Directors

(Pamela Whittington / Gibb Kentz / Kim Doose)

The Board of Directors would like to update all homeowners regarding repairs completed this year, and items being considered for 2015.

2014 Items Completed to date –

- 1) Gutter and roof maintenance after winter season was completed
- 2) Water leak in basement of unit 830D – French drain was repaired underground
- 3) All trees were trimmed and 3 dead trees were removed near garages along Donegan Road
- 4) Lattice covers (3) for electrical boxes were repaired and painted
- 5) Porch posts (34) caulked and repainted & 7 back porch beams were caulked and repainted where needed. (30 of these were painted by board member)
- 6) Sprinkler systems continue to be addressed as needed. Power surge on July 28th caused irrigation system to go down. Possible line repairs under Donegan driveway entrance will be needed. Gopher Irrigation may be able to manage rest of this year, and then make this last repair in 2015.
- 7) Roof evaluation – On July 22nd we had Duncan Roofing evaluate the life expectancy and condition of our roofs for the townhomes as well as the garages. This evaluation has been attached for your information. **\$70,800** for 6 townhomes 8yrs / **\$52,800** for 6 garage roofs in 7 yrs
- 8) Garage Buildings – caulking of gaps in siding / painting of isolated areas within reach where paint was peeling was completed by board member to extend the life of the siding so the garages will not have to be repainted any time soon.
- 9) Reserve Study revised 4/17/13 (attached) states the following: *Paint in 2018 **\$27,000** (in 4 yrs)
*Garage Roofs **\$10,000** in 2023 (in 9 yrs) *Townhome Roofs **\$53,586** in 2028 (in 14 yrs)
- 10) Reserve Funds - As of July we had \$50,000 in our Reserve Account. From HOA dues received, \$7,440 of the dues per year is designated for Reserve Funds if we do not exceed our operating budget. It takes us seven years to save \$52,080.00 (for example) as we prepare for the future roof re-shingling and painting of the buildings and garages when it will be needed.

2014 Special Assessment – \$270.00

- 1) This assessment is specifically for all concrete repairs of all areas such as cracks, surface pitting, steps pulling away from buildings due to settling, raised slabs that will be ground down to prevent tripping, etc.
 - 2) The work for this project was estimated at \$5,600 to \$6,500 maximum. Repairs will begin the last week of August. It will be requested that the sprinkler system be turned off in specific areas when repairs are being done, and that all homeowners remove their plants and items that are on or near damaged areas so they will not interfere with work to be done. The contractor will have a large generator on site to supply his electricity needs.
- NOTE:** A notice will be posted on all unit doors when the exact date of work will begin.

2015 Future Items to be Completed –

- 1) **Apple Trees** – Earth-Wise Horticulture suggested a simple treatment in early Spring would prevent the worms getting in the apples. We could place 2 sided sticky tape at the base of each tree, and place traps for **codling moths** that cause the damage to the apples. Homeowners could then harvest and use these apples if they choose to do so.
- 2) **Parking Lot** – We received a bid of \$4,100.00 in 2014 for all parking lot repairs, re-tar the edges by the garages, repair sinking areas, and re-stripping the parking areas. We hope the cost will be close to this quote for us to complete this project in the Spring with money from our general operating account. No other large projects are planned or needed until roofs and painting will need to be done in 5 to 7 years.

Update from the Board of Directors

August 7, 2014 (continued)

Homeowners and Tenant Assistance – We don't have a general maintenance person for our Common Areas if homeowners can assist in the following areas:

1) General Clean Up ---

- a) Sweeping cob webs from front of garages
- b) Sweeping areas where leaves etc. accumulate to prevent them from retaining water that would damage the asphalt parking lot areas.
- c) Ants – please spray ant beds near your townhome and garage unit as soon as you see them to prevent yourself and others from getting bitten.
- d) Pick up the fallen apples and tree branches in the large orchard to help reduce lawn maintenance costs before Thursday when they mow.
- e) Recycle – please CRUSH all cans before you place them inside the container to make more room for others to contribute their items. We are still trying to get a larger container delivered for the comingled items.
- f) Bushes next to units - cutting back bushes in the early Spring (end of March or 1st of April) before they leaf out will help reduce lawn care maintenance.
- g) Garage Leaks – please notify us ASAP if there are any water leaks in your garage
- h) Garage Doors -
 1. Check the bolts on the garage doors occasionally if they need tightened.
 2. Please nail back the rubber strip at the base of the door if it becomes loose to prevent water absorbing into the door and causing damage.
- i) Winter Snow – It is the responsibility of owners and tenants living on the premises to shovel their own sidewalk portion AND to shovel snow away from the front of their garage doors to prevent snow and ice build up.

We thank all homeowners for helping to make the Apple Glen Townhomes a beautiful place to live and your willingness to help when needed. If you have any needs or concerns, please do not hesitate to contact me at any time via phone or email.

Respectfully,

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cc: copy placed on all tenant occupied doors