

GROUND, UNITS, AND OTHER ITEMS FOR CONSIDERATION: REPORT - APRIL 8, 2006 - Glen W. Swanson 924-7064

Upper Area (Long Hill Road)

Electric utility units on ground - not attractive - check for rust and need for paint.

Other Areas of Property - continuous review

Chain at left side of path - beginning of back trail - is very rusty - medical/safety hazard - review

Driveways - need inspection - when and what amount for budget?

Trees and shrubs - suggest our obtaining professional advice - review with Dubs and others

General grounds maintenance - review Dubs work and professional approach - when is contract subject to renewal?

Water sprinkler system - consider purpose and utilization - ground level compartments need attention - also, caution needed as to valve covers that may be dislodged in some way, leading to someone's tripping over a hole or cover.

Turf - what happens to top soil and turf bits that are dug up by snowplows? Why not reuse?

Soil treatment - fertilize - seed: Review schedule and methods and costs

Mulch - when to mulch - how much - perhaps too much has been applied, resulting in a crusty surface that does not permit proper air ventilation and water penetration.

Porch Treatments - budget figure - schedule - who does the treatment? For those porches subject to the afternoon sun, the treatment may call for a more periodic schedule than other porches - perhaps even a yearly treatment.

Roof Repairs: General repairs. Need for side protector strips on bottom sides of some dormers - check.

Wet Areas - especially noticeable behind Units 33 - 36.

Aerial Dishes - review options, what is legally allowable, what are Association's guidelines?

Other Comments:

BUILDING #1 - UNITS 1-4

1 2 3 4

FRONT

Porch Stain Light Light Light Medium

Lattice Paint OK OK OK

Garage Door Trim Bit OK OK Bit

Storm Door Rust ✓ Bit OK OK

Screens OK OK Broken OK

Regular Trim OK OK OK

REAR

Patio Room - -

Piece of siding lost
Check for painting need
Left Side - check for rot

Down Spout ✓ Replacement need ✓

Patio Wash Needs Needs

Screens OK OK OK

Regular Trim

Valve Cover Caution - green valve cover

RIGHT SIDE Remarks: Shed - replace bottom piece ✓

LEFT SIDE Remarks: Bushes need trimming

BUILDING #2 - UNITS 5-8

5

6

7

8

FRONT

Porch Stain

OK

Light

Light

OK

Lattice

Poor condition

Light

Light

OK

Garage Door Trim

Bit

OK

OK

OK

Storm Door

Needs work

OK

OK

OK

Screens

OK

Need?

Need?

OK

Regular Trim

OK

OK

OK

OK

REAR

Patio Room

Trim Rot

Wash

Wash

Trim Paint

Overhang

Question

Wash

Wash

Patio Wash

OK

Wash

Wash

Screens

OK

Wash

Wash

Regular Trim

OK

Paint

Paint

Roof

OK

Wash

Wash

End - right side - paint

RIGHT SIDE

Remarks: OK

LEFT SIDE

Remarks: Shed is acceptable. Too much mulch, can have rot - check.

Trim Paint

Wash

Paint

End - right side - paint

Shed is acceptable. Too much mulch, can have rot - check.

BUILDING #3 Units 9 - 12

	9	10	11	12
FRONT				
Porch Stain	Wants every 2 years or less	OK	Light	OK
Lattice	OK	Needs repair	Repair	Side trim
Garage Door Trim	OK	OK	Bit	Bit
Storm Door	Needs work	OK	OK	OK
Screens	OK	OK	OK	OK
Regular Trim	OK	OK	OK	Bit
Pipe Drain			Replace section	
Driveway				Inspect
REAR				
Patio Room	Trim Rot	-	Right side rot	Base - rotten pieces; missing piece of siding.
Patio Wash	-	OK	-	-
Screens	OK	OK	OK	OK
Regular Trim	Rot	Paint	Paint	OK
Roof	-	Window - do not unseal	-	End - right side - paint
RIGHT SIDE	Remarks: Repair screen; Right rear wood bottom broken			
LEFT SIDE	Remarks: Sshed is acceptable			

Inspect

Base - rotten pieces; missing piece of siding.

End - right side - paint

BUILDING #4 Units 13-16

13

14

15

16

FRONT

Porch Stain

OK

OK

OK

OK

Lattice

Post side - paint

OK

Post side - paint

OK

Garage Door Trim

Some

Some

Some

Needs

Storm Door

OK

OK

OK

OK

Screens

OK

Small hole

Need screens?

OK

Regular Trim

OK

OK

OK

OK

Driveway

REAR

Patio Room

-

-

OK

Repair

Patio Wash

Wash

Wash

-

-

Screens

OK

OK

Need?

OK

Regular Trim

-

Some work

RIGHT SIDE

Remarks: Junk in shed - Alan checked, not from children - may be from landscaping/maintenance people. Hornet/bee problems

LEFT SIDE

OK

ACB
Repair *✓*
Alan my unit

BUILDING #5 Units 17 - 20

17

18

19

20

FRONT

Porch Stain

OK

Light

OK

OK

Lattice

OK

Some - bottom

OK

Repair - side post

Garage Door Trim

Some

OK - not bad

OK

Some

Storm Door

Some rust

OK

OK

OK

Screens

Broken screen

OK

OK

OK

Siding

Wire out of upper window

Driveway

REAR

Patio Room

Right hand screen

-

-

OK

Patio Wash

-

Wash

Wash - (chalk?)

-

Screens

RH - screen flop

OK

OK

OK

Regular Trim

Board is off - need?

Some work

Special Units

Auxiliary power unit

RIGHT SIDE Remarks: OK Shed in ground for two sprinkler system units - needs painting (lies between Bldgs #5 and #7)

LEFT SIDE Remarks: OK

ROOF: Tile problem fixed

BUILDING #9 Units 33 - 36

33

34

35

36

FRONT

Porch Stain

Light

Needs

OK

OK

Lattice

OK

OK

OK

OK

Garage Door Trim

OK

Bit

OK

Bit

Storm Door

OK

OK

OK

OK

Screens

OK

OK

OK

OK

Bottom Trim

OK

OK

OK

OK

Garage Door (#36)

Owner responsibility??

REAR

Patio Room

OK

OK

-

-

Patio Wash

-

-

Wash

Wash

Screens

OK

OK

OK

OK

Regular Trim

OK

OK

OK

OK

Roof

Bad

Bad

Nest on side?

-

WET AREA IN REAR, ESPECIALLY NOTICEABLE BY UNITS 35 AND 36

STOCKADE FENCE: Situated between 35 Rear and 36 Rear - crooked - needs paint - question as to responsibility??

RIGHT SIDE Remarks: Question regarding filling in cracks in front of garage doors. Responsibility? Is it proper procedure?

LEFT SIDE Remarks: Screens OK. Trim - some work needed. Two satellites rear corner - did Mr. Myhaver get board approval (Paul)?

Handwritten notes:
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