

GROUNDS, 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	OK
REAR				
Patio Room	-	-	-	-
Down Spout	✓	-	-	-
Patio Wash	Needs	Needs	Needs	Replacement need ✓
Screens	OK	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 #3 Units 9 - 12

9

10

11

12

FRONT

Porch Stain

OK

Light

OK

Lattice

OK

Needs repair

Repair

Garage Door Trim

OK

OK

Bit

Storm Door

OK

OK

Bit

Screens

OK

OK

OK

Regular Trim

OK

OK

OK

Pipe Drain

Replace section

Driveway

Inspect

REAR

Patio Room

-

Right side rot

Base - rotten pieces;
missing piece of siding.

Patio Wash

-

-

-

Screens

OK

OK

OK

Regular Trim

Rot ✓

Paint

Paint

Roof

-

Window - do not unseal

-

RIGHT SIDE Remarks: Repair screen; Right rear wood bottom broken

LEFT SIDE Remarks: Sshed is acceptable

BUILDING #4 Units 13-16

13 14 15 16

FRONT

Porch Stain	OK	OK	OK
Lattice	Post side - paint	OK	Post side - paint
Garage Door Trim	Some	Some	Some
Storm Door	OK	OK	OK
Screens	OK	Small hole	Need screens?
Regular Trim	OK	OK	OK

Driveway**REAR**

Patio Room	-	-	OK
Patio Wash	Wash	Wash	-
Screens	OK	OK	Need?
Regular Trim	-	Some work	OK

RIGHT SIDE Remarks: Junk in shed - Alan checked, not from children - may be from landscaping/maintenance people. Hornet/bee problems**LEFT SIDE** OK*Acacia tree front*

BUILDING #5

Units 17 - 20

17

18

19

20

FRONT

Porch Stain

OK

Light

OK

Lattice

OK

Some - bottom

OK

Garage Door Trim

Some

OK - not bad

OK

Storm Door

Some rust

OK

OK

Screens

Broken screen

OK

OK

Siding

Wire out of upper window

OK

Driveway

REAR

Patio Room

Right hand screen

-

OK

Patio Wash

-

-

Screens

RH - screen flop

OK

OK

Regular Trim

Board is off - need?

Some work

OK

Special Units

Auxiliary power unit

OK

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 #6 Units 21 - 24

21 22 23 24

FRONT

Porch Stain	OK	OK	OK	OK
Lattice	Clean	Bit	OK	OK
Garage Door Trim	Some	Bit	Some	Some
Storm Door	OK	OK	OK	OK
Screens	OK	OK	OK	OK
Bottom Trim	Some	...	OK	OK
Garage door has seal - remove?				

Driveway**REAR**

Patio Room	OK	-	-	OK
Patio Wash	-	Wash	Wash	-
Screens	OK	OK	OK ✓✓✓	Missing
Regular Trim	OK	Corner vertical - rot	OK	OK
Special Units				

RIGHT SIDE Remarks: gas fireplace unit; problem of drainage/wet area in back.

LEFT SIDE Remarks: Bottom Trim - some rot on left area. Screens OK. Shed good.

BUILDING #7

Units 25 - 28

	25	26	27	28
FRONT				
Porch Stain	Light	OK	OK	OK
Lattice	OK	Mildew?	OK	OK
Garage Door Trim	Some	Bit	Some	Some
Storm Door	OK	OK	OK	OK
Screens	OK	OK	OK	OK
Bottom Trim	OK	OK	OK	OK
Porch step - warped? Garage Door - some rot - question as to owner's responsibility	✓	✓	✓	✓

Driveway

REAR

Patio Room	OK	~	OK	~	OK
Patio Wash	-	-	-	-	Wash
Screens	OK	/	OK	OK	OK
Regular Trim	OK	RH Side - rot	OK	OK	OK
Special Units					

RIGHT SIDE Remarks: screens OK roof OK trim OK Shed is good.

LEFT SIDE Remarks: Screen OK; Roof OK; two venting? White pipes. Need screening? ✓

BUILDING #8

Units 29 - 32

29

30

31

32

FRONT

Porch Stain

OK

OK

OK

OK

Lattice

Bit

OK

OK

Garage Door Trim

Bit

Bit

Bit

Storm Door

Some

OK

OK

Screens

OK

OK

OK

Bottom Trim

OK

OK

OK

Roof - suspect

REAR

Patio Room

OK

-

Wash

Wash

Screens

Missing

OK

Missing

Regular Trim

OK

?

OK

Bird stuff

Wooden bench ??

RIGHT SIDE Remarks: White shed in ground for lawn sprinkling system - paint it. No screen. Trim - some damage.
TV satellite at Unit 32. John knows about roof.

LEFT SIDE Remarks: Shed OK. Trim OK. Check roof. Electrical connector - check. Screens missing.

BUILDING #9

Units 33 - 36

33

34

35

36

FRONT**Porch Stain**

Light

Needs

OK

OK

Lattice

OK

OK

OK

Garage Door Trim

OK

Bit

OK

OK

Storm Door

OK

OK

OK

Screens

OK

OK

OK

Bottom Trim

OK

OK

OK

Garage Door (#36)

Owner responsibility??

REAR**Patio Room**

OK

OK

OK

Patio Wash

OK

Wash

Wash

Screens

OK

OK

OK

Regular Trim

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)?

*Mr. Myhaver
did he get board approval?*

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