

# Property Committee Meeting Report

## Tuesday 11 May 2010

Meeting convened at 10:06 A.M. In attendance were Lyle Kershner, Chairperson, Board Liaison, Sally Herstine, Jim Wilkison, Paul Alexander, Joe Johns and David Smyth

Report of 4/13/10 meeting were approved and seconded as prepared

### SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct - No Report

Phase 3 & 4 – No Report

Phase 5 – Paul Alexander noted two instances of Yellow cabs waiting by the back gates for residents to enter or leave so they could tailgate through. He called Yellow Cab and advised them that they should cease and desist using the gates.

Phases 6 and 7 – No Report

Phase 8 – Don Coffin, 1219 Loblolly Ln. requested the drainage swale behind his property be cleaned out to improve the run-off of surface from his back yard. He also requested that the Association install lawn sprinklers and grass along Burning Ridge Road to match the appearance of the other three corners. (His point is that the people on Loblolly pay dues just like all the rest and should be treated the same.)

CLUBHOUSE/CABANA – Early in the week of 5/10/10, someone put a polyurethane finish on the vinyl floor in the clubhouse. It created a hazardous condition because the floor became extremely slippery. One of the users of the clubhouse slipped and fell as a result. The finish was removed with some difficulty. A note has been placed on the door where the mop and bucket are stored advising only the use of water to mop the floor. Any more serious cleaning required will be done by Lilly, our cleaning person.

POOL - Tile depth markers have been installed. The pool was drained and cleaned then refilled. The pool opened on May 1. The current reading for cyanauric acid is 30ppm. This will be closely monitored throughout the summer.

LAKES – The deep well pump along Burning Ridge Road burned out and had to be replaced early this month. The replacement cost was \$4,000.00.

The lack of rain for the past month and one-half has caused the lake levels to drop. We are pumping in all lakes.

PROPERTY MAINTENANCE CONTRACTOR – Fertilizing and weed killer has been applied to all common areas, including lake banks. A number of people have questioned if the lake banks are fertilized. They are every time the common areas are treated. Care is taken to keep the fertilizer from going into the lakes in order to keep down the algae bloom.

ROADS AND GATES – See Phase 5 comment on gate usage. No other problems exist with either the roads or the gates. Road committee will look into signage at the three open entrances to Myrtle Trace. The committee was opposed to placing No Trespassing signs at the entrances. They felt Private Road signs would be more appropriate.

SIGNS – No report

MAIL BOXES AND POSTS - 5 mailboxes, 1-mailbox posts, 7 nameplates, and 19 road posts were replaced.

STREETLIGHTS – No repairs required.

TREES – Three trees on common grounds need to be removed. One at the cul-de-sac at the end of Laurelwood Ln, one along Myrtle Trace Dr. near Laurelwood Ln. and one along the county drainage ditch behind 171 Glenwood Dr. All American Climbers contacted for removal.

GARDEN CLUB - Paul Alexander – Paul donated a small tree to plant in the island in Pear Tree Circle. It will grow about 3 to 4 feet per year and reach a mature height of the trees that are existing in the circle. The Garden Club is looking into starting a plant swap program where homeowners can transplant one of their plants in the garden in exchange for a plant from the garden. The objective is to create diversity of plant material throughout the community.

#### OLD BUSINESS

SPRING FERTILIZATION AND WEED KILLER – Discussed above

UNDERGROUND LEAK IN CONDUIT FROM LAKE GREBE TO COUNTY DITCH.- Area along road was sodded. The balance of the lot has been seeded.

ROADWAY REFLECTORS - An additional \$500.00 worth of reflectors has been purchased and received. Jim Wilkison will work with Al Hardee in the locations for their placement.

POOL DEPTH MARKERS – Done

THERMOSTATS IN CLUBHOUSE – Don Boutcher has reprogrammed the thermostats. Still waiting for two names from Activities Committee. Once the names are received Don will conduct a short training session on how to adjust them. We don't want to inadvertently upset the programming.

LOCATE UNDER GROUND STORM DRAIN CONDUITS – No change from last report.

CARE OF COMMON PROPERTY ABUTTING PRIVATE PROPERTY – Received 22 applications, and have 9 signed agreements.

PLANTING ISLAND AT END OF BERRY TREE LANE – May have to put off till fall.

SOD AND TOP SOIL PLACEMENT AT 100 BECHWOOD- Coat of soil and sod \$542.00

#### NEW BUSINESS

DRAINAGE SWALE CLEANOUT AT LOBLOLLY AND BURNING RIDGE – Discussed above

GRASS AND SPRINKLER SYSTEM ALONG BURNING RIDGE ROAD (NW CORNER) – Discussed above

STATUS OF CYANURIC ACID IN POOL WATER – Discussed above

REMINDER OF WRITTEN REQUESTS AND COMPLAINTS – Jan. issue of News and Views stated that all but emergency requests for action must be in writing to phase rep. who will pass on to Chairman of Property.

LACK OF WATERING COMMON AREAS ABUTTING PRIVATE PROPERTY – This is a major problem at many locations. Many of the common areas are not receiving sufficient water. Last week Al's crews located sprinkler system controls for three homeowners who did not even know they had a sprinkler system or how to activate it. In one case the individual had not watered in five years. In the other two cases they had not watered for about two years. One suggestion is that the welcoming handout indicate that all properties have irrigation systems and to contact the Chairman of the Property Committee if the need assistance with operating their system.

Meeting adjourned at 11:40 AM

Next meeting on June 8, 2010 at 10:00 AM at Charlene's house.

Prepared by Lyle Kershner