

Property Committee Meeting Report
Tuesday 14 June 2011

Meeting convened at 10:00A.M. In attendance were Lyle Kershner, Chairperson, Board Liaison (Peter Bevan), Paul Alexander, Mike Reynolds, Malcolm Macphee, Joe Johns, Earl Lee, Dick Sievers, Ron Grove, Jim Wilkison, and Charlene Rose.

Report of previous meeting was approved.

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct Residents at 118 and 120 Hickory Drive placed large amount of yard debris on the common property for the maintenance crew to pick up. They were informed in writing of the violations and both properties were cleaned up within 24 hours.

Phase 3 A small group of Jehovah Witnesses solicited homes on Mayberry Lane. They were informed that solicitation was not permitted in Myrtle Trace and they ceased the solicitation.

Phase 4 No complaints

Phase 5 No complaints

Phases 6 No complaints

Phase 7 One request from a homeowner to take over maintaining common ground around his property. He was informed that there was going to be a review of whether or not that program was going to be available to any more participants.

Phase 8 - Rufus Watson (211 Candlewood), who is not an owner, only a renter, is still upset about the height of grass on the common property adjoining his lawn. He still complains that Al Hardee's crew cuts it too short and it burns out the grass. The problem is that he does not water the common area properly. The crew cuts all the grass at the same height and those areas where Al's crew controls the watering (e.g. the entrance on Myrtle Trace Drive) look great.

George Ruff (232 Candlewood) complained about his lawn on common area. Mr. Kershner has inspected the area; the centipede grass is filling in as expected. Al will over seed the few bare spots that have not yet filled in. Need to put an article in News and Views about the homeowner's responsibility to water the common area grass in front of their property. During the past five weeks a large number of areas of common ground are suffering from lack of water.

Jack Von Deck's neighbor on the other side of the 15 feet access to our pump in Phase 8 complained about a large Holly shrub alongside his house that was thought to be in the 15 feet access. Lyle checked this complaint the Holly is on Von Deck's property. If

the complainer wants to register a complaint about a lack of sight onto Lake Hummingbird they must contact ARC with their concern.

A resident on the Lake Tern side of Glenwood Drive complained about erosion of the shore bank behind her house. There is about a six feet strip of common property beyond her property line. Lyle inspected that whole shoreline where the lake is narrow and did not find any excessive erosion.

Clubhouse/Cabana - Activities Closet in clubhouse was recently cleaned and an additional storage shelf was installed.

The repair part for the water drinking fountain was received and installed the third week of May.

The door in the clubhouse that exits to the pool was replaced last week. The total cost was \$491.74.

Pool - The hot water heater for the shower has been repaired.

The center rail leading down the steps into the pool is not properly installed. It can be pulled out of the socket that holds it in place. Charlene will call Ken's Pool to correct the problem. We had this same problem last year.

Lakes The extremely dry spell is causing havoc with the water level of our lakes. We have been constantly pumping with all wells and have not been able to keep up with the water loss. We need RAIN!

EMS recommends that we aerate Lake Oriole with a three-head aerator and also leave the fountain in its present location. Their quote for this installation is \$4,274.00. The committee agrees with their recommendation.

We have received a quote to trim the overhanging plant material along the far bank of Lake Quail. The cost will be \$2,500.00. The work will include removing all material hanging in the water and cutting back the plant material to within three to four feet of the far shoreline. The committee agrees with this approach to not cut back the plants all the way to the far bank in order to preserve the vegetation that stabilizes the bank.

At times a planktonic algae forms on the surface of the lake surfaces, it appears to have an oily appearance. These algae will cause a skin rash on bare skin placed into the water. Individuals are advised to keep out of the lake water when this algae is present. The algae are a part of the food chain and its removal would have a serious effect on the life of the aquatic creatures in the lakes.

Property Maintenance Contractor - Mr. Hardee is doing the regular summer trimming, mowing, and general maintenance. His crew has cleared out two of the drainpipes that

extend from properties on Loblolly Lane to the main culvert running parallel to Burning Ridge Road.

Roads and Gates - Received two spare plastic gate arms,

Mr. Wilkison has not been able to find a paving contractor to seal the centerline seams on our roadways. It seems that down south no one does this type of seam sealing. We may have to forego this project.

Signs Jim Wilkison and Earl Lee will be inspecting stop signs to check for those that have lost their reflective surface.

Mail Boxes and Posts – Replaced 1 mailboxes, 3 mailbox posts, 2 nameplates, and replaced 12 road posts.

Recently a resident hit three posts at the intersection of Birchwood and Myrtle Trace Drive, completely pulling one four feet long post out of the ground and leaving a part of his vehicle at the site. He never stopped, just swerved back onto the paved surface and kept driving.

Street Lights 3 street light was reported and replaced.

Trees – Arrangement made to remove two very tall pine trees from the common area next to Nancy Murphy's house that were struck by lightening. She and her neighbor had electrical damage to some of their electronic equipment as a result of the strike.

Garden Club - Nothing to report.

UNFINISHED BUSINESS -

Mailbox encroachments Eunice Freeman's encroachments will be removed this week and as of the 27th of June she will lose her permit to maintain the common ground around her property.

New Aerator Location – (see above)

Stop Signs (see above)

Crack Sealing (see above)

Saline Treatment of Pool Water –Atlantic Pool Services will be contacted in July to get a quote from them to install a saline pool water treatment system. Committee will review this matter during its August meeting and decide whether to request the system cost be included in the 2012 budget submission.

EPA Requirements for Lakes DEHC has still not made any progress in formulating and implementing the State requirements for meeting EPA directives for lake water.

NEW BUSINESS

Common Property guidelines The committee reviewed the proposed guidelines and the consensus was to recommend their approval with a few small clerical changes.

Watering Common Property As stated above the lack many residents failing to properly water the common ground adjacent to their property is becoming serious. We stand to lose a lot of grass if we do not get sufficient rain in the near future.

Next meeting scheduled for Tuesday 12 July 2011

Meeting adjourned 11:59A.M.

Prepared by Lyle Kershner