Meadows Annual Meeting Report

Summary

The MSC, comprised of Lynn Caputo, Jack Sale and myself had another active and productive year. I will mention a few highlights.

Meadows Team

Jack Sale joined the MSC on January 1 and assumed several maintenance responsibilities. He has been a great addition to the MSC. Lynn Caputo continues to do an excellent job coordinating overall MSC communications and serving as the point contact for landscaping requests in the Meadows. Jill Tourtellot has been a real asset to our landscaping efforts, contributing her horticulture and planning expertise. Finally, Greg Blanc continues to do a great job managing several key maintenance areas for us in the Meadows. Thanks to the team for keeping the Meadows in excellent shape and running smoothly.

Maintenance Highlights

The Meadows Team experienced maintenance challenges this year due to contractor availability. However, despite these challenges, the vast majority of maintenance items scheduled for this year (and a number that weren't) were successfully completed! Drainage projects and one remaining deck and two set of railings originally scheduled for this year will be addressed in 2022. Efforts are underway to ensure we have vendors/contractors for the 2022 maintenance season.

Volunteers

Volunteers continue to be a real asset to the community across multiple landscape and building maintenance areas and we thank everyone for their time, talents and efforts!

A detailed report is attached below.

2021 Maintenance Summary

- No townhomes were scheduled for painting in 2021. Next scheduled townhome painting is in 2024.
- Six of the seven main decks on the schedule for refinishing this year were completed (#3, #4, #40, #42, #44, #52). The remaining deck (#30) is scheduled for 2022.
- Top rails of the main decks which were in need of refinishing have been addressed on #3, #4, #42 and #52. Additional top railings scheduled for refinishing this year (#30, #40) are now scheduled for 2022.
- Park benches were refinished/oiled
- Due to labor shortage, the hardscape/drainage work that was scheduled will be rescheduled for 2022 maintenance season. Projects in scope include drainage/step- stones on the side of #28 , finish French drain work behind #50-#52, and drainage work behind #2-#4, and #44.
- Mailbox caps for #30 and #50 were repaired/replaced.
- Drainage basins (to ensure proper water drainage into the street) for newly-installed drainage pipes between #28-#30 and #52-#54 have been installed.
- Mailbox lighting for #9, #48 and the park path lighting have been repaired.
- Irrigation hydrant between #3 and #9 was repaired by K2.
- Scheduled spring and fall irrigation hydrants maintenance were completed.
- Scheduled Terminix moisture readings and bait station re-charging will be completed by end of year.
- Annual gutter cleaning will be completed on December 15. A spring gutter cleaning was performed on #36-#38 due to pine needle build-up.

If you have a maintenance request, please contact Bob LeBoeuf at leboeuf100@gmail.com