Meadows Annual Meeting Report

(v12.6.22)

Summary

Meadows Team

The Meadows Team had another active and productive year.

With the departure of Lynn Caputo, Jill Tourtellot joined the Meadows Committee along with Jack Sale and myself. Jill continues to lead the Landscape Committee while Jack and I manage various aspects of the Meadows Maintenance program along with Greg Blanc who is a significant contributor to our Meadows maintenance program. Finally, Marlene Whitaker (landscaping) and Tom Hoffman (garage lighting/Certificate Of Insurance documents) also contribute to the Meadows. These and other residents who contribute represent a tremendous asset to our community, not only resulting in a significant cost savings for us, but also from their professional and prideful care of our community.

We welcomed new residents Cal and Elsie Reid in #52 and Rob and Lori Cook in #32 to the Meadows this year and happy to have them part of our community.

Maintenance Highlights

As Jill has already summarized the 2022 Landscape projects, I will focus on the townhome and common areas maintenance projects. Bottom line, we completed all of the scheduled maintenance projects as well as a number of items that came up during the course of the year. Highlights included:

- Main Outside Deck/Railing Refinishing on seven decks (including board/railing replacment on three)
- Townhome Interim Touch-Ups/Painting (e.g. garage doors, attic vent trim)
- Multiple Lighting repairs around the Meadows
- Mailbox posts/cap repair for 8 townhomes
- Several significant hardscape/drainage projects
- Scheduled maintenance and irrigation hydrants repairs
- Entrance sign cleaning and rejuvenation
- Annual Terminix inspections
- Annual fall gutter cleaning (and spring cleaning on two Twinplexes) and downspout-ground drain connector clean-out/replacement

The pergola restoration is still a ‘work in progress’ and is scheduled for completion by mid-next spring as is a driveway repair project. I would encourage you to take a look at the detailed 2022 Completed Maintenance Project list (see below) as this plus the Meadows Landscape Project list represent how your Meadows dues are being spent.

For 2023, our detailed Project “to Do’ List will be sent out to Meadows’ residents by end of February-first of March for their information and review/input.

In net, we believe we have a solid program in place to address both scheduled and unplanned maintenance needs. This is becoming increasingly important as the buildings and the common area assets in the Meadows age.

2022 Meadows Year-End Maintenance Project Report

(v 12.6.22)

☐ Main Outside Deck/Railing Refinishing

- Main outside decks on the schedule for refinishing this year have been completed. These include: #1, #6, #8, #12, #28, #30 and #38.
- Rotted deck boards on #30 were replaced
- Top rails of the main decks on #1, #6, #8, #12, #28, #40, #50 and #52 have been refinished. #30 will be completed yet this fall.
- Rotted rail balusters and lower trim railing on deck #28 were replaced and refinished.
- Two rotted top railings on #52 were replaced and refinished.

☐ Townhome Interim Touch-Ups/Painting

- Attic vents with paint peeling have been painted (#36, #38, #40 and #42.)
- Garage doors on #48 and #50 have been painted

☐ Lighting

- Mailbox Lights for #4, #11, #30, #34, #36, #38, #46, #50, and #52 are not working. Greg fixed the issue with #50 and determined that #46 will require K2. Greg will continue to work on the remaining lights that are not working and schedule K2 to fix any lights he can not fix.
- The broken path light in the Park was replaced. All lights in the park are now working.

☐ Mailbox posts

- Rotted veneer boards were replaced for #32 and #50.
- Rotted caps were replaced on 6 mailboxes.

☐ Hardscape/drainage projects

- French drain work behind #50-#52, drainage/step- stones on the side of #28, and drainage work behind #44 has been completed.
- Path in the park has been re-graveled
- Front bed drainage slope at #52 was restored to the pre-landscape project condition
- Large stepping stones were added between #50 and #52.

☐ Irrigation Hydrants Maintenance/Repair

- Spring hydrant maintenance was completed.
- After the water was turned on, the hydrant in front of unit #38 was leaking and will be replaced (too old to fix). As a temporary fix, a shut-off valve was put on the hydrant.

- K2 fixed a supply line leak at unit #6. This appears to also have fixed the faucet dripping problem. When the shut-off valve that had been put on the hydrant as a temporary fix was removed during the fall maintenance, the faucet was fine.
- K2 replaced two hydrants…one between #3 and #9 and one between #38 and #40.
- Fall hydrant maintenance to be completed. No leaks were found when the system was purged for the winter

☐ The Meadows entrance sign has been power washed and treated with stain remover (Wet & Forget).

☐ Terminix completed their 2022 moisture readings/crawl space inspection and submitted their report. Bait station re-charging is ongoing and on schedule.

☐ Gutter Maintenance
- Spring cleaning at #36-#38 and #32-#34 was completed to remove pine needle, leaf build-up
- Downspout connectors to ground drain pipe have been replaced at #9, #28 (2x), #32, #50 and #52.
- Annual gutter cleaning scheduled for late Fall (December 6) and Spring (May 24, 2023) at #36-#38 and #32-34.

☐ Pergola Maintenance/Repair
- Vine removal and wood replacement (top structure and supporting columns) on the pergola in Meadows Park was required due to rotted/termite damaged-wood. Replacement of wood on the top structure has been completed. Replacement of rotted support support columns will be completed over the next several weeks. Painting of the pergola will occur in spring of 2023 once the new pressure treated wood has had a chance to season.

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