Meadows Residents Meeting: 10-13-22

(v 9.25.22)

2022 Building Maintenance and Hardscape/Drainage Projects

☐ 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 will try to fix the mailbox lights but will probably need to have K2 fix some or all of them. K2 will be scheduled after the annual flowers planted around many of the mailboxes have died off.
- One path light in the Park will be repaired or replaced. The alignment of all landscape lights will be checked and adjusted as needed.

☐ 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

☐ 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 investigated an apparent leak at unit #36. They could not find the leak and felt the water was probably due to the ground being saturated from the hydrant leak at unit #38. They did notice a leak by observing the water meter. They said it was a very minor leak (less than 1 gallon per hour) and would be very difficult to locate unless it becomes worse.
- K2 fixed a supply line leak at unit #6.
- K2 will be scheduled to fix three hydrant leaks in October. Two of the 3 are older hydrants that will probably need to be replaced. The other hydrant is newer and can probably be repaired.
- Fall hydrant maintenance to be completed

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

☐ Terminix has completed most of their 2022 moisture readings/crawl space inspection and submitted their report. Individual homeowners should contact Terminix to reschedule if the inspection was not completed during the original schedule date. 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), #30, #50 and #52.
- Annual gutter cleaning scheduled for late Fall (December 6) and Spring (May 24, 2023) at #36-#38 and #32-34.

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