

## **Wheatherstone Board Accomplishments May 2015 - April 2016**

### ***Maintenance – Grounds - Lighting***

- Hired an independent paving consultant to oversee street paving and deal with contractors
- All Wheatherstone streets were repaved
- Replaced 10 concrete driveways and repaired 200+ feet of curb. Repaired driveway at #80 due to tree root damage; invasive root were removed.
- Completed painting of five units
- Two all-inclusive gutter cleanings were completed plus some spot cleanings for certain units
- Long standing leak/gutter issue resolved at #40 and a leak resolved at #64.
- Serve Pro was commissioned to clean up after a raccoon invasion
- Extensive dry rot at #16 was repaired
- Chimney caps were installed on the units along Wheatherstone Street
- Repaired extensive damage at #86 due to water invasion through chimney
- Met with Tanglewood HOA and have agreement to use their electricity to light Wheatherstone sign at entrance. New LED floodlights were installed at the monument.
- Replaced pathway lights with LED fixtures

### ***Landscaping***

- Removed dead tree between #16 and 18 and replaced with a Red Dragon Japanese maple
- Remove large oak tree between #16 -18 → permit obtained, work to be done
- Backyard Habitat was on site to assess condition of park area and recommend action
- Removal of ivy started by high school volunteers
- Hired a landscaping design consultant to recommend plant renovation for park area
- Miscellaneous repairs to sprinkler heads and sprinkler system
- Flowering spring bulbs were planted at two locations with more to follow. Three plants were added between driveways 18 and 20.
- Arborist on site to discuss trees at #80, #16-18 and in the park. On his recommendation had
  - dying cluster of maples removed at #80,
  - low hanging branch at #16-18 removed
  - dying cherry tree in park removed
  - trimmed limbs lying on the roof at #76
  - had invasive roots removed for the pine tree at #80 to facilitate street paving.

### ***Planning***

- Obtained bids for a Reserve Study
- Established a Plant and Arbor committee to recommend actions on common area plants/ trees

- Met with MPHOA to see how WPOA can tie in with the Tanglewood Renovation project
- Worked with attorney to draft a Hold Harmless agreement for a unit doing extensive modifications. The template can now be used for future work also.
- Hired professional firm to inspect all chimneys
- Commissioned an envelope study of all units

***Administrative - Financial***

- Met with Farmers Insurance agent to ensure that insurance coverage meets all requirements in the governing documents
- Balanced reserve and saving accounts with staggered CD accounts
- Community Picnic was held in the summer
- Signed a contract with Retriever towing and had no parking signs installed – illegal cars can now be towed
- CPA review was complete in 2<sup>nd</sup> Quarter 2015