

Facilities Walk Around March 9, 2011 1:00 PM

Present: Rodney Wright HOA Management
Lynn Joynt, President
Tim Clark, Vice Present
Ryan Nall, Board Member-at-Large

General Facilities cleanup

All four properties need general walk around, pick up trash and weeding, sweeping up leaves accumulated in pool areas and around bldgs. Can spray weeds in beds at the same time.

All four facilities bldgs need power washing to remove bug webs and accumulated dirt/dust. This should be done after temps have warmed up to facilitate drying of siding. Also, all windows can be cleaned on the outside at the same time.

Enclave Pool & Pool House

Bldg needs caulking & painting

Bldg siding appears to be rotted and needs replacing in several places

Fence could use some sanding & painting (was power coated?)

Legends Pool and Clubhouse

Clubhouse entrance outside lights, (one hanging in alcove, two on either side of entrance posts) need to be replaced. They are rusted, shorting out, etc.

Dead trees on property, including large trunk at entrance. They are unsightly. We can't replace them until they are removed. Could be a safety or wood ant issue in future.

Basket Ball goal broken, needs to be repaired to be usable.

Inside clubhouse, vacuum ceiling vent (HVAC inflow), clean bugs out of chandelier, and Clorox wipeout of ice maker for mold. (need to stuff dry newspaper in icemaker after it dries out from cleanup to avoid mold.)

Carpet needs cleaning, as it will every few months. The stains will continue to leach back up, so this is a perpetual problem.

Inside clubhouse walls starting to show use. Will not need repainting this year, but need to keep an eye on it.

East clubhouse door may need some weather stripping.

Meadows Pool and Clubhouse

In clubhouse someone attempted to repair area around light switches and paint used didn't match wall paint. Need a small can of wall paint and a repaint so it doesn't look so unsightly.

Fire place screen needs to be removed and washed off.

Floor needs a good scrubbing, but may have to hire it out.

Fairways Pool and Pool House

Pool house does not have any guttering. Rain water accumulating on the front (east) side along footing and is rotting the siding. Need to at least have guttering along the east to divert water away from the front of the building. The ground on sides and rear of the building are sloped away, so guttering might not be needed there.

One fence pole completely rotted out on south fence, which can be removed and replaced. Fence could use some repainting to avoid losing other fence posts. Rotting is along bottom of fence post near ground.

The bushes along the south side of fence died. It is very hot, with cement on both sides. Possible replacement with some foliage that will withstand the heat?