

Resident Managers Report

7-4-2020

Police Incidents 1: kids in 424 tried to get in wrong building. Tore screens. Waiting on check from owner where they rent to replace with new screens.

Work done

Paint all benches

Trim all evergreens

Plant new flowers at 423 Lark (they died)

Spray all weeds (parking lots and sidewalks)

Prepare pool for opening and inspect daily. Meet with gate attendants.

Provide new sheets when necessary. We have had 294 waivers completed to date.

Keep stain in inventory and provide to owners.

Replaced crawlspace well

We have terrible ants: I have a meeting on Monday with paramount to discuss a possible treatment.

Window Screens are in

\$73.56 for large and \$59.52 for small. (might be more with tax) need to get exact amount from J.

Work to be done

Foundations will be done in the fall.

Replace all door locks on sheds

Continue to touch up stain on deck supports and light posts. It's continuous maintenance.

Architectural Committee

(2) sliding glass door applications were approved and have been completed. They were permits #55 and 57..

Pool Contract price: \$16,000 to include gate attendant.

Units for sale: 0

Units sold: 1

\$182,000

Insurance

MD condo act will change in October of 2020. New deductible can be (optional) increased to 10k. This means owners are responsible for the 1st 10,000 with of damage where the claim originated.

Correa: permit 70 had water leaking from ceiling around window and wall. We found the source of the leak. It was wind driven rain coming in siding around window. We are responsible for the damage. Very similar to J, Pennfield and Hyle damage. The window was removed. Re installed with new wrap and caulked. Wall and ceiling needed to be replaced as well. Job is almost complete. Should be \$1,200.