



**Weathersfield Service Group
Manager's Report
June 30, 2013**

Financials

Financials are posted on the community website.

Work Orders

Since May 24th we have 6 new work orders & have closed 9 work orders.

Landscaping

Ruppert Landscape continues with seasonal maintenance of the community. All planting is complete for the spring/summer & will resume in late fall.

Next, ribbons were provided for residents to tie on bushes they do not want pruned. The major pruning will be completed by early July.

Next, a severe thunderstorm caused much damage to the community in mid-June. The crew from Ruppert was on the scene quickly & the debris was removed.

Last, two recently damaged trees will be removed by Ruppert next month.

Special Projects

Outside of the sewer issue, Berkeley is managing two special projects for WSG. First, David Carroll (A Trusted Son) is continuing to repair & paint chimney caps where needed. Second, Scott Richardson (Asphalt Enterprises) continues to work with board members concerning the repair of sidewalks. Berkeley will continue to keep the board involved with these special projects until they are 100% done.



Sewer Lines

On both Thursday, June 20th & Friday, June 21st the owner of 529 experienced sewage back-up in her bathroom. She called her own plumber who worked one day & left thinking the job was done. The following day the sewage returned to her bath & the plumber returned. He thought the problem was in the main sewer lines. Because of this, the owner called the plumber from Fitch. This new plumber cleared the main sewer lines but the issue still remained for the homeowner. At that point, Berkeley sent a 3rd plumber (this one hired by WSG HOA) to help solve the ongoing problems. Once on the scene the Berkeley plumber, Steve Landon, discovered several large clogs. Steve immediately removed all clogs. Also, Steve found & then unearthed (uncovered) two manholes.

On Monday, June 24st the plumber hired by Fitch returned to run his huge camera through the main sewer lines. He discovered a secondary line near the 530/531 units that had a huge clog. Because the Berkeley plumber, Steve Landon was on-site, that clog was immediately removed.

Finally, during this entire 3 day process, more problems were discovered, some of which are for WSG to fix. That said, Rik approved repairs to another drain & approved the installation of two clean-out valves. The installation of the clean-out valves is a major plumbing job, requiring a backhoe. This work will be done in July. Berkeley will send notices to all residents, near the site, well in advance of the project getting started.