



**Weathersfield Service Group
Manager's Report
March 28, 2017**

Financials

As always, once approved monthly financials are posted on the community website.

Work Orders

Since the last report, we have 7 new work orders & have closed 5 work orders.

Landscaping

Ruppert is continuing its winter schedule for the next few weeks, but they continue to be on site weekly to collect small debris and yard waste from homeowners residence. Mulching is complete. And some early cleanup projects are in the works. As always if you have landscape questions or concerns please contact Nancy Fore or Patsy Smith.

Special Projects

The Utilities Committee's lighting project has continued with the painting of two lights as an experiment. A painter from Bud Matthews Service (BMS) was hired to do the painting. There was concern that the lights could fall apart. Peggy conferred with Utilities Chair Bill Moore and with Noah Matthews from BMS about the lights. Bill will bring the option of buying new lights for discussion to the March board meeting.

Work is progressing on the major sewer project. Two new closes, 540-545 and 546-551, were added to the project. Jo and Peggy met with Bret Reece to discuss a problem he has discovered on site. Many of the clean-outs cannot be found as they are under major landscaping, buried deep in the ground, or are somewhere under the house. The pipes leading from the units to the clean-outs are the responsibility of the owners and Bret has made a recommendation that will be presented at the board meeting to aid in this issue.

Audit

The investigation of how to best handle the question of an audit was discussed in more detail at the last board meeting. The Finance Committee will continue to do more research and get back to the Board with a recommendation prior to the April community wide meeting.



Steps for Plumbing Issues

Peggy will present the following steps for discussion and approval for residents to follow in case they have an internal plumbing issues.

1. If a resident has a plumbing problem, like backed-up drains inside the house, the first step is to call a plumber. Paying for this initial visit is the responsibility of the resident.
2. If the plumber finds that the issue is not inside the home, the resident should call BPM to report that a drainage/sewer issue may be located on HOA property. Note: The pipe from the house that connects to the common land pipe is the responsibility of the homeowner.
3. BPM will call RLT to investigate the blockage and to take steps to repair.
4. If RLT determines that the blockage/plumbing issue is located in an HOA sewer pipe and not the fault of the homeowner, the HOA will reimburse the resident for the initial invoice.
5. If RLT determines that the blockage/plumbing issue is NOT with an HOA sewer pipe and not the fault of the HOW, the HOA will bill the resident for all charges.



**WSG Work Orders
Since last report**

<u>Close Address</u>	<u>Description</u>
573	peeling paint
579	repair and paint front railing
594E	ground light
537	repair front railing
562	roof leak
559	roof leak
596F	garage door