



**Weathersfield Service Group
Manager's Report
April 25, 2017**

Financials

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

Work Orders

Since the last report, we have 4 new work orders & have closed 3 work orders. As always, details on the new work orders are included on the last page of this report.

Landscape

Ruppert continues to be on site weekly, for regular mowing, edging, blowing and small debris removal. The crew has also completed the first round of spring turf treatment. They are working on some previously approved landscape projects throughout the community. Please remember WSG tries not to plant in the spring whenever possible. WSG has much more success with fall plantings, due to weather conditions such as heat and limited rainfall. Early spring has been interesting this year with both high temperatures as well as overnight freezing temperatures and little rain. Please be patient while WSG waits for spring growth to be complete before WSG begins any late spring or early summer pruning.

Next, Davey Trees will continue to be on site to address any tree concerns that the Landscape Committee has found. Please keep in mind WSG trusts the experts when it comes to tree removal. WSG follows the recommendations of Davey Trees when addressing tree care.

Please remember to contact Nancy Fore or Patsy Smith with any concerns and/ or requests.

Special Projects

The Board has approved having the Utilities Committee purchase of lights for the front of the homes and garages. The members of the committee will look for a suitable light. Peggy got bids for installing the lights and this information was given to Bill Moore.

Bret Reece from RLT conducted a tour of the four closes that are being inspected for Bill Moore, chair of Utilities Committee and Jo Bolig, WSG Board President. In the days following the inspection, the crew at RLT completed the work on these closes. Bret will update the master spread sheet. Also, Bret will attend the WSG HOA Open House on Friday, April 28th.



Audit

The Finance Committee continues to investigate the question of an audit and how best to accomplish this for the community. Clearly this topic will be addressed at the WSG HOA Open House set on Friday, April 28th. Note, Berkeley is not formally involved in this project and the reason is the decision to audit Berkeley's financial work is 100% a Board decision & Berkeley cannot, nor will not, be involved. Clearly, Berkeley will fully support any Board action.

Plumbing Issues

As the Board knows, Peggy presented the steps for WSG owners to use when they have plumbing issues in their homes. During this presentation, several questions arose at the March Board meeting concerning exactly where the owner's responsibility stops and the HOA's responsibility begins. Berkeley continues to suggest the Board seek a legal opinion on this matter. Also, Bret Reese, of RLT, has offered to help the Board write a policy. Again, Berkeley recommends this new policy be re-reviewed with the HOA attorney as soon as possible so if any changes or revisions, from a legal perspective are required, they happen quickly.

Berkeley Owned & Maintained Community Website

Berkeley continues to post documents on the website at no charge to the association. Additionally, Berkeley will send out e-mail notices to over 120 e-mails we have on file for important HOA news (ex, such as the date, time, and the location of HOA meetings). As always, Berkeley encourages all Board members and all WSG residents to look first on the website for HOA information, including financials, meeting minutes, etc. The more that WSG residents can self-service via the free community website the more time Berkeley can dedicate to other important WSG issues.

Last, Berkeley has no updates on the new, still in the build process, WSG owned website.



**WSG Work Orders
Since Last Report**

<u>Close Address</u>	<u>Description</u>
595C	wood rot
530	secure railing
596A	garage door
521	ground lights