



**Weathersfield Service Group
Manager's Report
April 27, 2018**

Financials

As always, once approved monthly financials are posted on the community website. Next, Tara and Hoyt continue to meet monthly to review the HOA financials.

Work Orders

Since the last report, we have 8 new work orders & have closed 7 work orders. Details on the new work orders are included on the last page of this report.

Landscaping

Ruppert has been on site weekly, has started to mow areas regularly as the turf is beginning to grow. They continue to collect any residents yard waste that is bundled or packaged and placed in common areas. Please remember to bundle any small sticks or limbs, this helps to prevent any critters from surprising the crew when they pick them up to dispose of them.

Davey Tree has completed the grinding of the stumps at the 530-538 close, tree tunnel. The residents in this close are currently gathering bids and drawings for future plantings along the entrance to close. They have been discussing with the landscape chair, Nancy, and no decisions have been made at this point. With one exception, that no planting will occur until the fall. The proposal will go before the board, as this is a community wide project, and ultimately they will approve any plantings with the input from the residents of the close.

Ruppert has been watching all of the plantings from this past fall and have noticed some burn from the extreme cold this past winter. They will replace as needed and will do so with the input of the resident whose area is affected. Some spring planting may be done provided the resident is home to water.

Nancy is working on new landscape information for residents and will distribute to all residents once it is complete.



Special Projects

According to Bret Reece, the WSG community-wide sewer project will start again in May. The Utilities Committee recommended that the project resume this spring and run through summer saving about a third of the proposed budget for later in the fall in case there were emergencies like last year.

Kevin Giles from Criterium-Giles Engineering has submitted the Reserve Study draft to the Board and will attend the April Board meeting to answer questions and discuss the results and recommended options.

Auditors from Petway, Miller & Pearson have completed their work gathering information from various people from the Board and BPM. We will get the results soon.

Greg Tilley completed pressure washing of the units and the sidewalks. He blew off the roofs at the same time.

Next Board Meeting

The next Board meeting is Friday, May 25, 2018, at 2 pm at The Gathering Place.

WSG Work Orders

710 Market Street, Suite 21, Chapel Hill, NC 27516



Since last report

Close Address	Description
575	roof leak
596D	loose railing
552	loose railing
511	rotten soffit
547	loose railing
595B	garage door
595B	roof leak
594E	loose shutter