



**Weathersfield Service Group
Manager's Report
May 25, 2018**

Financials

As always, once approved monthly financials are posted on the community website. Next, Tara & Hoyt continue to meet monthly to review the HOA financials. Tara will start on the 2019 budget in August & will share with Hoyt prior to the September Board meeting. Last all audit work, on the Berkeley side, is now done. We (like WSG) are just waiting for the final official audit report to be issued.

Work Orders

Since the last report, we have 14 new work orders & have closed 8 work orders. As always, details on the new work orders are included on the last page of this report.

Landscaping

Please know that with all the rain lately, the turf has been growing fast, but it has been very wet and mowing has been tricky. Most of the larger common areas (along the roadside) have been addressed but the smaller turf areas where the mowers may damage the new growth have not been mowed weekly. The crew assess the turf weekly and checks in with Nancy or Patsy with the plan based on what they recommend for mowing. Shrubs throughout the community are growing as well and certain areas look like they could use a good prune, but we do not want to prune during prime growing season as it can damage or even kill a plant. Spring prune date is yet to be determined but will likely fall at the end of spring beginning of summer when the plants go dormant in the heat. Of course, this is subject to change and is based on the weather and growth rates.

Ruppert is currently putting together several landscape proposals for some spring landscape work. These proposals will include homeowner requests as well requests from the landscape committee, including areas where fall plantings (2017) suffered "winter burn" during the extreme temperatures this past winter. Nancy is very involved with this and will work with her committee on final decisions.

Next, Ruppert is in the process of cleaning out all landscape drains (so the ones with green caps). This project will take a few weeks. It will be closely supervised by both Nancy and Patsy.

The tree tunnel committee has collected bids and possible designs ideas for the entrance to the 530 Close. They will bring their thoughts and plans to the landscape committee soon and together with Board, all parties will review and will decide when to start the project based on successful planting time frames and available funds. No planting will begin until at least the fall and will be based on the availability of HOA landscape funds and best time to plant based on the climate.

Next, Davey Trees was on site for a few small tree concerns and has made some recommendations for the landscape committee to consider. They (Davey) will proceed once clear instructions are given.



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Landscaping (continued)

Last, the landscape committee is happy to welcome new committee member (and resident) Hope Webber who will be a great addition to the committee.

Special Projects

Kevin Giles, who attended the April Board meeting, to answer questions about the Reserve Study, continues to be available for updates and follow-up meetings of the ad hoc committee that is reviewing options for future funding based on the study.

Bret Reece, who is now working at THS National (which is a much larger company), met with Jo and Bill to discuss both sewer work and landscape drainage issues. Berkeley staff also attended this meeting. Discussions continue how best that Bret can continue to serve WSG HOA.

Also, there was a water emergency this month involving a blockage from natural pine needles in the 552 Close. Berkeley staff handled this emergency call immediately and had a person on site quickly. That said, Bret helped with this emergency and kept Berkeley updated on the problem. Bret will work with Peggy, Patsy and the Ruppert crew to coordinate more drainage inspections and improvements.

Next Board Meeting

The next Board meeting is Friday, September 28th at 2pm at The Gathering Place. After such, there will be another meeting in late October and then the Annual Meeting in early November. Details will be posted on the community website on all these meetings as the dates get closer.



**WSG Work Orders
Since last report**

<u>Close Address</u>	<u>Description</u>
562	roof leak
517	garage door
595F	front steps
516	front steps
534	paint back door frame and front railing
520	repair siding
575	exterior leak
587	front step
596E	front railing
546	front railing
516	front railing
595F	front railing
581	roof leak
532	repair garage door