



**Weathersfield Service Group
Manager's Report
August 31, 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.

Last, on Monday, August 20th Tony met with Hoyt to share his feedback on the recently completed audit. Additionally, they reviewed financials from 2009 to present. Finally, they discussed some high-level planning of the financials for 2019 & 2020. At this point Hoyt should have all he needs to start to work on a detailed budget for FY19, which the Board can review at a future meeting.

Work Orders

Since the last report, we have 23 new work orders & have closed 18 work orders. Details on the new work orders are included on the last page of this report. Note, WSG continues to generate a huge amount of work orders compared to other Berkeley accounts. On average an account the size of WSG would be generating about 4-6 work orders per month. This fact (a lot of work orders) is certainly a fact the Board should consider as it sets money aside for future repairs.

Landscaping

Ruppert continues to visit weekly and mow, edge and blow throughout the community. Due to heavy rains and winds the crew are cleaning lots of small limbs and debris weekly as well. A tree fell near the 525 Weathersfield property while the crew was working, this tree was cut up and removed by. Per the direction of the Landscape Committee, they have addressed a few small jobs this summer that are a result of heavy rains and winds.

The crew continues to shear up shrubs that are growing due to continued rainfall, plants are not going dormant like they normally would this time of year. The Landscape Committee has requested a proposal from Ruppert to address possible severe cut backs of the Elaeagnus throughout the community. Note, this is a very invasive plant and grows at a rapid rate and the twice a year pruning isn't enough. This complaint is heard often from the residents thus the reason for a proposal.

Landscape Committee has also requested a proposal from Davey Tree for various residential concerns about trees near their property. While on-site Keith (owner of Davey Tree) will also do an inspection of all roof lines for cut backs and generate a proposal for the cost to trim back all limbs impeding the lights throughout the community. Of note, since the tree budget is already over budget this additional expense will need to be formally approved by the full Board of Directors.

Last, Tony meet with Jo & Hoyt informally (at Berkeley office) in late- August to better understand the current landscape contract. Tony explained the contract, which first started in 2012 and runs thru 2020.



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Special Projects

Due to recent torrential rains, Bret's crew at THS has not moved as quickly as it did earlier this summer. A Berkeley met with Bret and the manager of Envirolink this week. Bret explained to J.P. what he recommends to alleviate the odor near Swim & Croquet on August 23rd & 24th. They will then move to Woodbury to begin cleaning sewer pipes and mapping the area.

Future Meetings

The next Board meeting is Friday, September 14th at 12:30pm at the Gathering Place. The meeting is scheduled earlier than normal, so the Board has enough time to review and approve the 2018 AGM (annual meeting) packets for mailing. The 2019 budget will need to be voted on at this meeting. Tony, Patsy & Peggy all have plans to attend this important meeting.

The AGM is scheduled for Sunday, November 4th @6pm at The Gathering Place.



**WSG Work Orders
Since last report**

<u>Close Address</u>	<u>Description</u>
546	paint railing
514	roof repairs
536	repair front railing
534	front step pointing
592	paint front railing
559	repair front railing and grind sidewalk
555	roof leaks
595B	repair front railing
584	paint front doors
530	roof leaks
594C	repair ground light
595B	roof leak
562	roof leaks
535	seal foundation vents
540	garage door not working
522	repair back steps
542	roof leaks
541	roof leaks
564	roof leaks
572	roof leaks
552	roof leaks
527	garage door not working
534	garage door not working