



**Weathersfield Service Group
Manager's Report
October 26, 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. The 2019 Budget is long since done & is part of the AGM packet.

Work Orders

Since the last report, we have 37 new work orders & have closed 32 work orders. Details on the new work orders are included on the last page of this report. Again, it is worth noting that 37 work orders are a tremendous amount for a community this size. To be honest it is about 8X what we would expect to see for this account.

Landscaping

Ruppert was on site and performed storm clean up following the most recent storm, Michael. They did a community wide clean up including the removal of a tree that fell on the porch roof at 544 Weathersfield as well as a fallen tree in the common area behind 525 Weathersfield. This tree caused no damage.

Ruppert was on site the second week of October and fall aeration and seeding is complete. As the weather changes please remember it may not be necessary for crews to mow weekly. They will decide and discuss with the landscape committee. Additionally, per the contact there are 16 weeks that Ruppert does not service the property. This is approximately 4 months, which tends to be between November & February.

The landscape committee walked with Ruppert to review all requests for fall planting. As soon as proposals are in and reviewed by the landscape committee, the crews will begin planting.

Ahead for fall is a pruning and tree work. Both will be posted on the landscape signs in the community the week of each service. Patsy, Hope and Nancy continue to meet monthly to discuss this and all landscaping concerns.

Note, starting next month, after the AGM, Peggy Akers will take over all landscape responsibilities for Berkeley.

Special Projects

Until Bret Reece at THS National has received formal approval for repairs at Swim & Croquet on the part of the sewer that Envirolink handles, sewer inspection has not moved to Woodbury. Also, there are a couple of repairs to pipes that need to be made at Swim & Croquet that will affect the 2018 budget. Fortunately, no emergency repairs have been needed this fall.

Future Meetings

The 2018 annual membership (often called AGM) meeting is scheduled for Sunday, November 4, 2018 @ 6pm at The Gathering Place. Also, there will be a short Board meeting immediately following the AGM. Last, there is a Board meeting set for Friday, December 28, 2018 @ 2pm at The Gathering Place.



**WSG Work Orders
Since last report**

<u>Close Address</u>	<u>Description</u>
577	garage door not working and emergency lock
535	missing siding
556	roof leak
536	roof leak
548	repair chimney
575	garage door not working and emergency lock
596A	repair asphalt
563	repair asphalt
564	paint railing
522	loose shutters, wood rot, loose railing, repair shingle
564	paint railing
510	ground light
555	paint ceiling after leak
558	garage door not working and emergency lock
571	repair railing
570	repair railing and skylight leak
519	garage door not working
570	siding blew off
594E	emergency lock
544	roof damage
534	chimney leak
595F	wood rot and ground light
546	emergency lock
594E	ground light
571	emergency lock
570	emergency lock
523	emergency lock
573	emergency lock
589	ground light
559	left railing
514	emergency lock
516	emergency lock
515	emergency lock
596B	garage door not working
520	emergency lock
594E	garage door not working
566	emergency lock