

**Weathersfield Service Group
Manager's Report
January 24, 2024**

Financials

Once the WSG Treasurer, approves the monthly financials, Tara Lacara, the HOA Financial Manager, submits them for posting on the website. Tara also distributes the monthly ledgers for committee chairs who have requested them.

Work Orders

Since the last Manager's Report, 4 new work orders have been opened and 1 work order has been closed. Three of those work orders were garage doors and one for a roof repair.

Landscaping

The Ruppert crew continues on their every 10 day winter schedule. Concentration has been on leaf removal, drainage clean out, blowing and leaf bag and debris pickup including Christmas trees on January 10. Pedro Salmeron has taken over as Field Manager. Pedro and Bryson now work out of the new Ruppert office in Apex. Ruppert's contract ends in December 2024. Ruppert provided a proposal for snow and ice removal which David Piet has shared with the board.

The annual tree survey with Davey Tree, Steve Krasnow and David Piet was conducted in early November. The work was conducted in mid-December.

Special Projects

The board decided that addresses needed to be added to the garages. Signs Now printed the signs. Larry Layton picked them up and they will be put on the garages.

CTI will blow off the roofs in February just as they did last February.

Mill House will conduct Appfolio training after the board meeting on January 24.

Insurance

Hope Weber, Steve Krasnow and David Spencer prepared Request for Proposals to be sent to Seagroves Insurance and Trisure.

Communications

The Communications Committee added Alan Helfman as a new member. Jo Bolig visited 3 new homeowners. All have received a Welcome Packet. Several documents have been added to the website.

Architectural Review

The new ARB Committee of Thomas Ruhs, Bob Spillane and Art Weeks approved one Property Modification request at 540 Weathersfield. The deck was updated to meet code and expanded.

Utilities

Earlier in 2023, we scoped 46 sanitary sewer lines. Of the group selected we were unable to locate clean-outs for 10. In December 2023 we hired Out The Door Plumbing to examine the 10 in question.