



Summerfield Townhouse HOA #5

Maintenance Vice President's Report
Summerfield Clubhouse Board Room

August 08, 2023

Time: 4:00 PM

Fences

08/08/23 All North end of 94th Avenue fence impacted by ivy growing thru fence damaging the integrity. The issue was corrected by the homeowner of abutting property with a Sattler Rd. address. Requested advice from our legal counsel as to what we can or cannot do regarding property lines.

Masonry

08/08/23 All Roof vent at 15205 strange & owner requested we take a "look see". Clearwater Construction Co. checked on the issue and found that the weld on the East side of the vent cap had rusted thru. The wind blew the cap off the vent pipe, we are guessing. Clearwater will replace the vent cap with a new 5" round cap when they return for the siding inspection.

Siding

08/08/23 All Many hours have been devoted to custom fit flashing, painting, caulking, and working with Clearwater Construction Co. employees installing and repairing siding. Total cost is \$5376.44. (See attached for a complete project description and funding.)

We now have a good supply of new siding for future repairs -we had to throw away all the old siding due to it being old and brittle. New siding pieces are stored in the garage at 15205 SW 94th Ave. **Note:** Clearwater Construction Co. will return in 1 -2 months to fix any remaining issues and check for watertightness as part of their policy. At this time they will install a vent cap at 15205.

Balconies

08/08/23 All No activity this month

Drains

08/08/23 All No activity this month

Gutters

08/08/23 All No activity this month

History

08/08/23 All No activity this month

Post Lamps

08/08/23 All No activity this month

Other

08/08/23 All No activity this month

Painting

08/08/23 All No activity this month

Pests

08/08/23 All No activity this month

Roof

08/08/23 All No activity this month



2023 Vinyl Siding Repair Project

This project was completed to repair siding & flashing to prevent water intrusion into wood behind the vinyl siding. There were many broken, bent, and damaged vinyl products. There were several areas where metal flashing was never installed to protect the wood from water damage.

Larry Blanchard VP HOA #5 Building Maintenance, assisted by Ed Stanley & Peter Frye completed first story repair of flashing, caulking, etc. Clearwater Construction furnished three (3) siding specialists for a total of two (2) days – forty-eight (48) hours of labor. Clearwater Construction picked up, delivered, and installed most repairs.

Material was bought from Allside Siding, 158th and NE Marine Dr., Portland, OR.

Clearwater Construction will come back 1-2 months and do a final check – no charge to make sure all buildings are watertight.

Costs for this project:

3 sq. Siding	Allside Siding	\$810.20
4 types molding		
2 boxes white panel nails	Tigard Ace Hardware	\$10.78
4 Tubes colored Caulk	Allsiding	\$44.88
1 vinyl siding removing tool	Amazon	\$10.00
48 hrs. labor @\$85/ hr.	Clearwater Construction	\$4080.00
Clearwater Construction	Material Pick-up, Delivery	\$420.00

	Total _____	\$5375.86

Funding for this project is from HOA #5 Reserves

Storage of excess material:
15205 SW 94th Ave.
Thank you, Kathy and Bill!