



Summerfield Townhouse HOA #5

Board of Directors Meeting: Maintenance Report September 09, 2025 Time: 4:00 PM August Activities

- Attic Fan: 9440 owner Stated fan not running – Jed checked 8/18/25 running
- Roof: 9540 Roof flashing repair Jed 8/18/225
15285 corner of roof nail hole area calked – 8/18
- Siding: 15285 molding at SE corner of garage power washed – Larry 8/16/25
15255 West side, top of wall siding loose – Jed did temporally repaired More work needed
- Balcony: 9450, 9500, 9520, 9540, 15275 – had balconies power washed 8/16 Maintenance Div.
9500 Flashing under balcony door not installed to code. Photo take 8/14/25. Floor covering looks warn – research needed 8/14/25
All balcony floor inspected by Jed 8/18. None leaking, all work & research if can resurface or tear off sub sheeting & all new resurfacing all info on proper maintenance – cost – etc. Reserve Study shows – rebuild all balconies in 2026.
- Water Leak: 15285 Owner stated water all over kitchen and dining room floor. Shut off water to ice maker – moved fridge, dried water on floor. Consoled owner gave her help what to do call insurance agent, get claim started. Neighbors were called to assist owner. Restoration company in process of restoration.

Larry Blanchard

VP Building Maintenance