



## Summerfield Townhouse HOA #5

Maintenance Vice President's Annual Report  
Clubhouse Conference Room

July 11, 2023  
Time: 4:00 PM

- Fences:** Report of issues with the fence on 94<sup>th</sup> Ave. Neighbors are being contacted by Ed Stanley & Larry Blanchard to correct the issue.
- Gutters:** Installed large downspouts (3" round) to help alleviate leaf blocking the downspouts. The Rain or Shine Contract includes gutter maintenance.
- Masonry:** A volunteer project to pressure wash courtyards and brick walls revealed the need for masonry repairs. Brice Chimney is power washing with antibacterial solution. We are researching bids from \$6,028 to \$28,980 for all masonry (walls & chimneys) repair work. Will be resolved in FY '23.
- Other:** Held two meetings with SCA President, Tom Clancy to discuss new roofing and ventilation insulation.  
Landscape Vice-President loaned to Landscaping to install experimental drainage on 94<sup>th</sup> Ave (Hydro-Blox drainage System) behind units 15255 thru 15285. Results are still pending.
- Roof:** See attached Documents for the roofing project financial details.
- Ventilation:** All issues with attic ventilation corrected with insulation of new soffit and roof vents as well as new exhaust fans. There have been positive comments from owners regarding in unit temperatures. HVAC not running as much therefore saving money. That is a good thing.
- Siding:** Purchased vinyl siding repair tool.  
Siding repair project underway to procure new siding and have damaged pieces along with unused mail slots replaced.



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September 14, 2022

### New Roof Costs

#### Clearwater Construction

New Roof 15205 – 15235 .....	\$62,500.00
.....Power Vent Fans all units	\$3,150.00
Exhaust vents all units to 1 X 300 code .....	\$1,500.00
Roof Sheathing to remove mold & decontaminate all units.....	\$4,200.00
Bath fan vents all units to bring to attic code .....	\$4,100.00
Silver warranty from GAF.....	\$1,600.00
Paid the owner of 9560 for TV dish replacement .....	\$145.00
The cost of 2 sun tubes were repaid by the owner of 15215 .....	\$600.00

#### Dr. Roof

Install 180 Soffit intake vents to 1 X 300 code .....	\$12,330.00
Install roof exhaust and intake vents on Manchester models .....	\$2,300.00
(5 Manchester models found to have attic framing that had no intake or exhaust vents)	

#### Jarmer Electric

All power exhaust vents hooked up to power per code .....	\$826.60
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Larry Blanchard for Electrical & framing supplies .....	\$94.96
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Total HOA #5 Expense.....	\$93,346.56
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### Expenses On Behalf of Owners

	Original Bid	Actual Expense Per Unit
Bath vents – 2 per unit.....	\$400.00 .....	\$200.00
Mold Remediation one (1) per unit.....	\$500.00 .....	\$210.00
(Alternative Solution – plywood sheathing @ \$105.00 per sheet)		
Exhaust Power Vent Electrical hook-up.....	\$150.00 .....	\$45.00
Kitchen Stove Vents.....	\$135.00 .....	\$70.00
Totals .....	\$1185.00 .....	\$525.00

These are expenses that are typically property owner responsibilities.

We were able to avoid spending over \$300,000 to replace all the roofs as a result of Larry's tenacity in dealing with GAF to honor their warranty. This makes a huge difference in our reserve calculation for the future.

Because of this windfall, Larry Blanchard, Maintenance VP, moves that the HOA pay for items that would normally be owner responsibility. This is a one-time decision and does not set a precedent for the future.