

Feb 27<sup>th</sup>

6:30 @ Gerardo's

- Gerardo, Beverly, Anita, Laura,

## 1) Landscaping

### o 2006 Summary

- Lighting @ 116<sup>46</sup>

- Perennial Landscaping - monuments & 116<sup>46</sup>

- annuals planted

- Kelly's weed issues resolved/clean-up

### o Windstorm Damage - add'l expenses for clean-up

- 06 emergency work

- '07 LT maintenance

### o Annual Landscape Svc / Greenway Contract

- Greenway won't do annuals/monument maintenance

so we need to find a source for this -

homeowner volunteering doesn't work

- looking for alternative sources

- Malone Landscape Mgmt - basic maintenance

pkg - incl. mowing 38 x/yr @ 2-3", broadleaf

control, fertilizer, weed control, shrubbery,

tree pruning to 14' .... \$ 1212/month + tax

= \$ 14554/yr - includes inv.

vs. Greenways new bid - base + irrigation

1150/m = \$ 13140/yr + 14296 w/irrig.

+ planting \$ 3070<sup>95</sup>

↳ 2mm. maint. 3 seasonal plantings s/s/f

all 5 monuments

## - Storm Repairs

A) Stumps on 77<sup>th</sup> from emergency removals and  
a couple of leavers + fill holes w/soil  
Greenway \$1475-

B) LT - put in laurel hedge in that area  
14 trees/bushes \$539  
(+ water issue) } future year

C) Two falling trees @ N. Monument on 116<sup>th</sup>  
(HOA or Gov?) - neither Greenway or Mabre do - no bid  
on hand - just a safety concern  
- Contact City of Newcastle / they said 'no'  
- need multiple bids - Dawy too expensive

D) \$125 Sod repair @ entrance due to rain  
damage, lightning work - fill in w/soil + \$9

E) Replace irriz. clock on S. side - 16 yrs old  
+ \$356- (@ Vix's house) - by Greenway  
still working for now - other side replaced  
last year

## proposed CCR amendments

- recod. by LC

- 1) basic lawn maint. proc. on web
- 2) community yard maint. eval. Max 2x/yr - provide public notice
- 3) standards for maint. (apply to what's visible to street) - no weeds from street & max grass height 3"
- 4) infractions for penalties involving notice outline - potential liens - bill for services, etc. - posting on web, etc. ....

- Overall - "Establish Standards"

## Fencing req. of a proposal

- (repair) <sup>proposing</sup> replace 116<sup>th</sup> - needs more than paint
- damage w/ storms, years of wear, etc.
- 'common' area fencing
  - @ subdiv. & adj to monuments only
  - HOA inspect & repair 2 yrs and all work completed @ one time w/ costs
    - fence replacement & street side paint/potenti
    - 100% of ~~HOA~~ HOA
    - 50/50 split on resident side
- replace all stuts on 116<sup>th</sup> - ~~estimated~~ \$6294 -  
we'll bring proposal from member to general meeting

\$854 pressure wash monuments  
\$1100

# Outsource CAR Compliance

~ \$15 per home

- will be proposed. \$600

- Summarize points

- send 2nd mailing w/ budgets & key points