

Pump and Well System/Pond Status

Both well pumps failed within two weeks of each other and were replaced by N.E. Well and Irrigation. The pond pump motor was locked up but did not show signs of electrical/lightning failure. The Smallwood well had burnt wiring to the motor and apparently was struck indirectly by lightning. Both wells operate from 10-20 hours a day feeding the 40 sprinkler zones and pond with fresh water daily.

Landscaping and Sprinkler System

The Smallwood entrance had been invaded by noxious weeds and became overgrown. Lawn Innovations cleaned out these beds again and small perennial flowers will fade now. Winter annuals are in place now at Mallet Hill. Smallwood is not scheduled to have annuals this year in order to preserve the bed.

The sprinkler system was expanded this year in the inner common area when the centipede failed . This area was planted in 1988 and failed due to age and lack of sunlight. Zoysia was used and is doing well. Spring- Green performs the grassed area chemical maintenance to include fire ant control.

Treated 46 resident front yards for nutgrass/nutsedge infestation at no out of pocket costs to the resident. Back yards were treated by Spring Green by direct communication with me or the company for separate billing. This program will be repeated next spring and late summer. Several residents have their own chemical treatments. Spring Green could not treat yards that had new sod laid this year, but can do it next year.

Wall Repair

Phase IV repairs include the walled area adjoining Carrington Place Apartments is scheduled for 2022. Lawn Innovations will clear the necessary exterior wall space of dense shrubbery, trees, and undergrowth in December 2021. This portion of the wall consists of cinder block construction versus solid poured concrete wall panels.

Resealing of the rowlock/column areas of the exterior wall along Mallet Hill and Smallwood Road may be done with the painting contractor selected for Phase IV.

Electrical Upgrade

All electric breaker boxes and outlets in the common area are in need of updating as the weather has caused corrosion and shorting out during moderate to heavy rainfall. Work consists of GFCI breaker replacement, outside outlet replacement, and extra outlets installed to meet code requirements. Breaker boxes (3 each) will be protected by surge suppressors. This work will be contracted out to a licensed electrician when we can find a suitable company. Additionally, outside outlets that don't meet electrical code at the two entrances was scheduled and then cancelled.

Security

RCS D recommends all homeowners keep their garage doors closed during the day when you are home. Daytime burglary is on the rise and open garage doors present an open invitation to gain access to homes secured by only a minimally secure entry door. Additionally, if you have a feature on your manual opener touchpad to lock receiver from digital access, it is advised to activate it when you are not using your vehicle(s). If you aren't sure of how to use this feature, call me and I'll be glad to look at your opener and show you how it works.

If you have an installed/working security system, please activate it before retiring for the day/night. Several homes have been entered in the past four years with homeowner systems not being activated that night.

Future Projects

Pursue cost of drilling new well in Gazebo area to relieve the other two wells. This will require new electric service to gazebo from Dominion Electric, or extension of our current metered service underground from either the spa area or Mallet Hill entrance area. This need is becoming more apparent as the cost of replacing the current well mechanical/electrical systems is costing us about \$5,000 each time we go through a cycle of failures.

Add a security light to the gazebo area once the electrical service is installed.

Irrigate common area behind 101-213 WBC, and 433-309-441 area.

Spa renovation to include covered pad area and leveling of the pad itself.

Add an aerator to the detention pond to better keep the water conditioned. This is a \$9,000-\$10,000 project and would greatly enhance the visual look of the pond during sunlight hours, and keep the pond cleaner from an algae/fungal/bacterial aspect.

Revisit the “dog park” issue if enough homeowners are in agreement to spend the money to erect proper fencing.

Plan to replace each pump system on a 30-36 month basis due to extreme usage if there is not a third pump installed to relieve the Smallwood pump operation

Architectural Review Committee (ARC)

Three requests were made for the Committee to consider. One request was handled by the Board, and two were handled by the Committee. The installation of a fence/railway was conditionally approved, the change in stucco accent color for one house was approved, and the change out of windows and doors was not required for any approval as the same manufacturer of original windows/doors replicated the look of the original hardware/color.

HOMEOWNERS – PLEASE do not alter the physical appearance of your home and property above the fence/wall line of sight before contacting the ARC. The ARC Standards and Guidelines were published in November 2015 and can be found on the WBCHOA website (www.whitebirchcirclehoa.org) at the “About Us” tab. You may also ask any Board member for a printed copy of this document and the Request Form.

Other Initiatives

Suggestions from the homeowners on other projects they would like to see enacted would be appreciated and considered by the Board.

Respectfully submitted,

Stephen Leggett, Facilities Administrator