

Pump and Well System/Pond Status

Both well pumps are winterized and will be checked out for this winter freeze period. Both wells operate from 10-20 hours a day feeding the 39 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 and small perennial flowers were planted in place there now. Winter annuals will be placed in November at both entrances.

The sprinkler system was expanded in the 400 block of WBC last year and all grassed areas of this section are now being watered. Several bare spots still remain, but an aggressive pre-emergent weed program, coupled with fertilization based on soil sampling this spring and aeration of the hard impacted areas, has helped fill out the balance of these areas. Spring- Green performs the grassed area chemical maintenance to include fire ant control.

The gazebo area sodding was completed in the spring and greatly improved the esthetics of that area and safety of homeowners accessing any of the four entry points.

Treated 41 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 on hold. This portion of the wall consists of cinder block construction versus solid poured concrete wall panels. This should be less costly as the visual appearance to the public is obscured by the dense shrubbery, trees, and undergrowth on the embankment. The work cannot be scheduled until Carrington Place Apartment Management agrees to clear out the area adjoining the wall of the underbrush, bush/vine/tree overgrowth. This may incur a legal remedy if they are unwilling to cooperate. Additionally, an easement may have to be granted for us to access the exterior wall. The Property Manager in February sent to his regional headquarters the estimate for their crew to clean out a big enough space for our masonry/painters to work. Covid-19 placed all actions other than day-to-day operations on hold. Meanwhile, that manager was replaced in the late spring or early summer and we have begun the process again of getting approval to gain access and repair.

Resealing of the rowlock/column areas of the wall from Mallet Hill entrance towards Polo Road is on schedule (first year 2020). A new contractor has been approached to do this year's work as our previous contractor did not submit his bid. Balance of exterior roadway walls and pond are scheduled for 2022.

Spa Area

Minor electrical work was scheduled for this year to replace exterior outlets and install outlets in each bathroom. 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

The Board elected to install a camera security station at each entrance after a homeowner was awakened to intruders in her home. While these cameras are not live monitored 24/7, they do record 30 days worth of traffic into and out of the Circle. Camera systems are serviced by Statewide Security, the same company that the City of Columbia and Richland County use. Another incident happened about four weeks after installation when a lone burglar entered two unlocked cars and ransacked them. Statewide Security downloaded the timeframe the burglar was caught on by a homeowner's Ring camera that morning and took the footages to RCSD.

RCSD 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.

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.

Add a security light to the gazebo area.

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

Spa renovation to include covered pad area.

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. Our current pump contractor has retired this year and a new company will have to be secured.

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