

Pump and Well System/Pond Status

Both well pumps have been retrofitted with “Cycle Stop Valves” to decrease the start/stop of the motor. This valve keeps the motor running at optimally 50 psi while the irrigation zone is working. The current pumps and wells are operating at maximum capacity for run times of up to 18 hours a day. A new contractor to service the pond has been approached and did basic analysis of the condition of the pond. We are awaiting results and his contract package to begin service of the pond.

Landscaping and Sprinkler System

The current contractor for our Association has decided to terminate the contract due to manpower problems and lack of qualified landscape knowledgeable workers. His last month will be December. Lawn Innovations has groomed our common areas for the last seven years and we wish them the best in their future endeavors.

We are currently soliciting bids from companies that have experience in HOA maintenance. It is anticipated that our yearly expense for this area will increase for 2023.

Winter annuals will be in place at Mallet Hill in November. Smallwood will be scheduled to have annuals this coming year.

The sprinkler system had two large breaks in the 2” main supply line. We are seeing this line becoming troublesome as it is approaching 30 years old. There is no preventative maintenance on this line, i.e. when it breaks we fix it.

Spring- Green performs the grassed area chemical maintenance to include fire ant control.

Treated 47 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.

Two Bradford Pear trees at Mallet Hill entrance are scheduled to be removed in December. These trees are at end-of-life cycle and have damaged the adjacent wall with their root systems. The wall will require repair after the stump/root grinding is completed.

Wall Repair

Phase IV repairs include the walled area adjoining Carrington Place Apartments are scheduled for completion this month. Carrington Place had cleared the necessary exterior wall space of dense shrubbery, trees, and undergrowth in April 2022. 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 will be done with the painting contractor selected for Phase IV.

Security

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. 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/5 Year Plan

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” proposal 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)

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.

Please keep all vines growing on the stucco outer perimeter wall off the inside of your wall. The WBCHOA By-Laws and Covenants prohibit vines on this wall as the rooting system of the vines infiltrate the mortar joints and provide a way for water to seep into the wall structure. We will be removing any vines that are on the rowlock areas of the wall and chemically treating them from the top to kill the growth.

The interior brick walls on the perimeter of the gazebo area and enclosing the backyards of all odd numbered addresses, i.e. 101-221, 309-337, 433-441 should also adhere to the no vines as these walls are more susceptible to damage by clinging vines due to the all brick nature.

Homeowners are responsible for cutting all limbs that touch or brush against the outer perimeter wall. Your landscaping contractor can prune these as needed. The WBCHOA contractor may be tasked with removal of these limbs if the homeowner doesn’t comply and may charge the trimming to the Association. The WBCHOA may then assess the homeowner for recovery of the fees.

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