

2013 Accomplishments – Parkwood Village Homeowners Association

Administrative & Governance:

- Reviewed and updated the Reserve Study taking into account the major expenditure for replacing two underground sanitary sewer pipes.
- Maintain expenses within the 2012 Budget (with some help from a mild winter). Net Operating Income over Expenses was \$14,396
- Solicited bids and renegotiated the trash collection contract. This saved \$2,500 this year and 2014 expenses decrease by \$4,900 from current trash collections costs.
- Parkwood's financial records were reviewed by Wegner CPA's. All records were found to be in good order as prepared by Management.
- Detailed financial statements were prepared by Management and reviewed by the Board by the second Monday of every month

Common Areas:

- Coordinated the replacement of two underground sanitary sewer lines running between 232 & 238 Grand Canyon and 246 & 254 Grand Canyon. Work also involved the removal and repair of basement floors in 244 & 246 Grand Canyon.
- The major storm drain project at the back of 242 - 254 Grand Canyon will be deferred until the asphalt is replaced in 6 to 7 years.
- Completed asphalt re-grading at the back of 242 & 246 Grand Canyon to route water away from the garages
- Performed minor rejuvenation pruning of deciduous shrubs (mostly burning bushes) in March
- Replaced concrete on three front porches and replacement of 42 sidewalk sections at twelve locations (work is in progress)
- Completed the removal of three large trees. One honey locust (too large for a small backyard area), one linden which split at the trunk and a dead maple tree. Three dying spruce trees were also removed. New trees were installed where space was available.
- Toured all asphalt for the completion of crack sealing and patching of low water holding areas.
- Ten yards of mulch was applied to common area beds by Coal Morton and several Homeowner volunteers (Thank You).
- Although a bit late this year we completed the seasonal trimming of all foundation shrubs.

Clubhouse & Pool:

- Completed remodeling the interior of the Clubhouse including new patio and entrance doors, new windows, counter, refrigerator, sink and new flooring.
- Moved all plumbing out of the attic and into the heated area of the clubhouse.
- Installed a water heater to provide hot water for the pool shower as was required by code.

Buildings:

- Reinstalled step flashings at three homes.
- Gutters were cleaned as needed from May through September with a complete cleaning in October
- Repaired rotted wood and installed kick-out flashings at six homes
- Completed major repairs to ten fences
- 419 maintenance requests were completed over the past year. In November 2012 there were 33 pending requests. The list of completed and pending requests by category follows.

Number of pending and completed work orders from 11/1/12 through 11/1/13

Maintenance Category	Completed	Pending
Salting/De-icing	12	
Light Fixture Repair	40	
Landscape Maintenance	39	1
Shrub Care/Replacement	20	4
Tree Care/Replacement	19	
Bldg Maintenance	105	5
Pest Control	25	1
Fence Repairs	14	
Gutter Repairs	38	3
Gutter Cleaning	17	1
Ice Dam Related	12	1
Roofing Repair	9	2
Bldg Repair Water Related	7	1
Repair Invoice Owner	7	2
Clubhouse Maintenance	8	2
Playground Maintenance	1	1
Pool Care/Maintenance	9	1
Reserve-Building	9	
Reserve-Fencing	8	
Reserve-Common Area	5	
Reserve-Roofing		2
Reserve-Asphalt/Parking	2	
Reserve-Pool-Mech Equip	1	
Reserve-Concrete	8	3
Water/Sewer Mains	4	
Totals	419	30