

Marsh Ridge Homeowners Association Newsletter

Board members:

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May 10, 2012

The Marsh Ridge Homeowners Association Board met on May 10, 2012. All Board members were present at 5:30 PM for an inspection for winter damage of the lawns, exteriors of all the twin homes in the development. The Board was joined by our lawn care contractor and our repair person and made note of things needing replacement or repair. Following this walk around, the meeting was held and the Board was joined by Tom Micke who presented the financial report for April 2012. Minutes of the March 15, 2012 meeting were reviewed and both minutes and financial reports were approved.

Committee Reports: No further information was presented for finance or insurance. Lawn maintenance will be reviewed when a detailed list is submitted by our contractor. Two twin home roofs have been completed this month with another scheduled to begin soon. The Board authorized 7 twin homes re-roofed in 2011 so only 3 are scheduled for this season. The Board reserves the right to add further replacements if storm damage would occur and as our reserve fund allows, otherwise 5 additional roofs will be scheduled for 2013. Roof warranties for completed roofing jobs are being processed.

New Business: The Board reviewed an application which had been submitted for the enlargement of the deck at 589 Bonita. It was approved with the condition that all materials be the same as existing.

The listing of repairs was completed on the walk through. High on that list is the repainting of posts supporting the mailboxes. Our lawn contractor will submit a list of repair and replacement to the Board along with an estimate for a concrete brick edging and rock treatment under multiple mailboxes. Weed whipping and/or mowing causes the paint on the posts to split and wear off. The Board will consider this improvement in future.

Our blacktop contractor has pointed out a number of driveway aprons that need repair/replacement. The Board approved an expense of \$4,179 for this work. The contractor will co-ordinate with homeowners so they can remove their cars before

the work is done. The concrete mud jacker will come in late July or August to inspect sidewalks and stoops and decide if any need lifting or repair.

All sprinkler heads will be inspected and replaced if necessary prior to the installation of the Rain Bird clock system. This system will program intermittent sprinkling of hillside lawns in Marsh Ridge so that water does not run off but can soak in. The Board hopes this will keep hillsides greener and also conserve water. The new system will include automatic shut down of the system during rain events.

A number of soot-like deposits were noted under the air exchanger vents on the walk through. Residents are urged to clean the filters often and keep the screen on the vent clean. Many rocks from our recent heavy rain have migrated into the lawns. Holes in the vinyl siding result from the mower throwing up these rocks. Please try to inspect this area of your lawns and pick up stray rocks.

The City of Delano newsletter had an article on Randy's Sanitation public drop site at their Hwy 12 location. It offers an opportunity to drop large appliances, TV's, tires, batteries, etc and the site is open 5 ½ days a week. A list of charges to drop these items is available on their web site. No hazardous waste is accepted.

The next Board meeting will be **Thursday July 10, 2012 at 7:00 at 641 Marsh Drive.**