

Community Site Walk with Landscaping/Grounds Committee on Thursday, April 14, 2016 – Report Completed 5/5/2016

Jim Stata, Chair
Margaret Dreher, Member
Karen Marr, New Member
Bob Kelly, Board of Directors

Purpose: The purpose of the inspection was to identify items/infrastructure that need to be repaired or replaced before we, as homeowners, take control of our community. Due to seasonal constraints, the inspection of bushes/shrubs/trees was excluded and will be scheduled for mid-May.

General Comments/Observations:

Overall the site continues to be well maintained and the completion of the construction/landscaping on London Carriage Grove is much anticipated.

There were certain common elements identified throughout the community that require a full site inspection to identify specific locations requiring repair and/or replacement. Samples of these areas are included in the attached photographs and include:

- **Concrete:** broken parking blocks, curbing, and sidewalk areas both inside and outside the fenced area (see photo illustrations below)
- **Downspouts:** some spouts require replacement, many require being raised and extended to each curb to allow better drainage away from unit and into the storm drain vs around foundations. Some require repainting (see photo illustrations below)
- **Gravel landscaping:** the underlying plastic is exposed in some areas and thin in other areas (see photo illustrations below)
- **Asphalt:** several areas on Castleford Grove appear to be damaged and may be in need of removing prior to the upcoming overlay and striping by Classic Homes. E.g., by mail kiosk and parking area south end of Castleford
 - **Additionally:** caulking along the asphalt/concrete on the east side of each driveway apron should be considered to minimize moisture damage from the freeze/thaw cycles. Please see #27 on the grid.
- **Hand rails** – some area are showing signs of rusting as well as where they are attached to the concrete

Other specific areas include:

- **Concrete Light Posts:** all need to be patched and repainted throughout the community along Parliament Dr.
 - **Light pole caps** should be patched and painted as well
- **Retention/Detention Pond:** the painting of the large concrete wall resulted in a much greater “softening” of this area. However, the additional proposed finishes including additional rock, large boulders, and trees need to be completed in late spring or early summer
 - **The grillwork** on top of the concrete slab also needs to be painted (included in photo illustrations)
 - **Pocket Gofers/holes** also need to be “treated” as permitted
- **Solar pole lights** – Monitor to see how long the charge lasts as well as brightness

Glen Carriage Grove:

- 8419 – turning vehicles continue to damage shrubs – large rock to be added




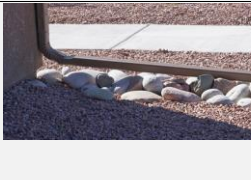


Castleford Grove:






- 8414 - Utility Box behind unit is leaning, the landscaping needs to be revisited
- 8429 – Broken corner on sidewalk leading up to front door
- 8471 – utility box near front needs to be looked at (has been shifted from its original location)
- 8499 – CSU “collar” in street is broken – west side of unit
- Castleford Grove Entrance – water cover is broken in driveway
- Fire lane signage yet to be installed
- Mail kiosk – parking blocks broken
 - Asphalt in front of blocks is damaged and needs attention prior to asphalt recoating
- 8456 - concrete edge on balcony needs to be painted to match exterior decor
- 8414 – Utility line exposed on exterior of unit
- 8470 – Sewer cover between this unit and #8456 is badly rusted



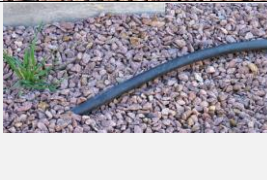




London Carriage Grove:

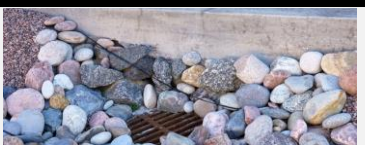

- Homeowners on the east side of property need to be contacted regarding their “trimming of trees” by Hammersmith. The evergreens are over the property line.




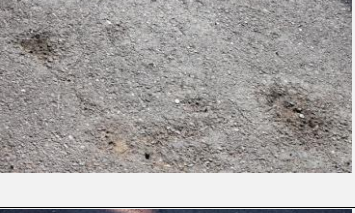



- 2101 – Survey pole to be removed outside of fence
 - Large metal iron piece to be removed (photo)
 - Hole near window well in back (photo)
- 2161 – Orange pole to be removed
- 2132 – Board on top of roof and gutter is full of building materials
- 2131 – Landscaping in front of unit full of straw etc. from recent construction and needs to be redone
- 2101 – End of retaining wall to unit entry needs to be finished/capped
- Fire lane signage – Castleford Grove and London Carriage Grove





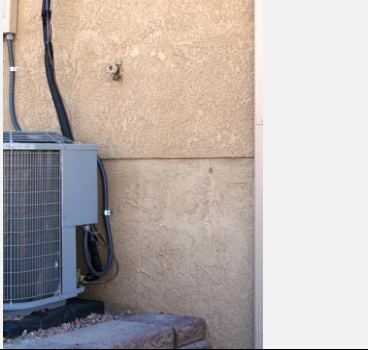
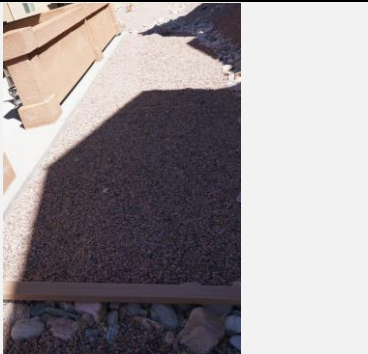
Photograph	Location	Description	Recommended Disposition
1. 	Detention Pond	Metal grate at the end of the pond and is rusting	Classic - Paint to blend with surrounding landscaping material(s)
2. 	Detention Pond		
3. 	Detention Pond	Barren areas still in evidence despite repeated attempts to seed	Classic - Proposed improvements to be finalized between Classic and homeowners this spring
4. 	Photo example to illustrate various gutter positions throughout community	Many downspouts have yet to be repositioned and extended to curb to drain water from foundations	Classic
5. 	Photo example to illustrate various gutter issues throughout community	Others need painting/repair/ or replacement	Classic
6. 	Photo examples to illustrate broken and/or chipped curbing throughout the community	Repair and/or replace as needed throughout the community	Classic







Photograph	Location	Description	Recommended Disposition
7. 	The entry areas (three streets) on each side of the street.	Mulch is only temporary, looks unkempt, needs replacing and care	Should this be allocated to the landscaping walkabout, later?
8. 		Photo illustrations displaying concrete issues: cracking, broken, and damaged from various utility vehicles	Classic
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10. 		Property line markers – Retention/Detention Pond	Classic to remove
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Photograph	Location	Description	Recommended Disposition
12. 	8475 Glen Carriage Grove	Cleanout cover dislodged	Classic to reseal and remove any landscaping gravel that has likely fallen in
13. 	Throughout community	Photo illustration of landscaping fabric exposed	Classic to add additional landscaping chat/rock to cover areas which are "light" on coverage and/or bare
14. 	8414 Castleford Grove and others	Dripline exposed	Classic to add additional landscaping chat/rock to cover areas which are "light" on coverage and/or bare
15. 	Behind 8414 Castleford Grove and 8419 Glen Carriage Grove	Utility box leaning / landscaping has sunk	Straighten / build up area around utility box / re-sod is necessary
16. 	Several locations throughout property	Weeds through landscape fabric	Question: Defer until we do the plant/landscaping?
17. 	Several locations throughout property	Weeds through landscape fabric	Question: Defer until we do the plant/landscaping?
18. 	8456 Castleford Grove	Concrete decking	Suggestion is to paint/stain concrete to be in keeping with the surrounding units

Photograph	Location	Description	Recommended Disposition
19. 	8456 Castleford Grove	Exposed utility line	Has not been properly buried
20. 	Also 8456 Castleford Grove	Area has sunk due to water draining down and through retaining wall	Classic
21. 	Photo example of all light posts	All needing to be patched and painted	Classic
22. 	Next to 8484 Castleford Grove	Exposed cleanout	Need to be cut down closer to the rock landscaping. Could this and other be painted to more closely match the surrounding rocked areas?
23. 	8484 Castleford Grove – Next to fence	This was marked/requested for removal last year	Classic - Remove
24. 	8484 Castleford Grove	Water is seeping into this area and leaching out between the retaining wall	Classic

Photograph	Location	Description	Recommended Disposition
25.		8499 Castleford Grove (street side) – north end	Metal collar is broken and becomes loose, degrading the asphalt next to it
26.		8484 Castleford Grove – Northside of unit	Drainage and sinking landscape material
27.		On all eastside of our three streets, there are no curbs.	Between apron and asphalt is deteriorating
28.		Photo depicting asphalt damage	On all three streets, there are several areas of asphalt damage. Needs to be mitigated before sealing and striping.
29.		Photo example showing concrete parking block damage/degradation	Replace all that are broken or compromised
30.		Solar light next to mail kiosk	This is to be moved to a sidewalk location
31.		8471 Castleford Grove	Utility box has been moved/shifted

Photograph	Location	Description	Recommended Disposition
32. 	8470 Castleford Grove and on London Carriage Grove	Rusting manhole covers	Replace/Repair/paint with a weather-resistant paint
33. 	8470 Castleford Grove	Patched broken off corner of sidewalk	Finish off to match more closely
34. 	Another illustrative photo showing concrete parking blocks	As stated previously	Classic
35. 	2101 London Carriage Grove – Northside of unit	Blocks loose – Drainage and sinking landscape material	Classic – Fix as required
36. 	8489 London Carriage Grove	Inconvenient water spigot	This is an owner/Classic request
37. 	8443 Castleford Grove – Behind privacy wall	No landscaping evident; other than landscaping rock over fabric	Classic

Photograph	Location	Description	Recommended Disposition
38. 	8471 Castleford Grove	Dead/dying grass	Classic
39. 	London Carriage Grove	Much of the street contains evidence of vehicle leakage (construction crews), damaging/compromising the asphalt	Classic
40. 	2161 London Carriage Grove	Orange pole – doesn't seem to serve any purpose	Classic
41. 	3132 London Carriage Grove	Evergreens coming over into common area from neighbor's yard	HMI/Cathy Blodis – Contact owner that this will need to be trimmed away
42. 	2131 London Carriage Grove	Area is full of straw/debris	Classic
43. 	2101 London Carriage Grove Also, reset left rock/boulder that was dislodged snow removal	End cap (next to street and sidewalk) should be capped/finished appropriately. Could be a tripping hazard.	Classic

Photograph	Location	Description	Recommended Disposition
44. 	Behind (north side) of London Carriage Grove	Comcast Cable (?) is threaded and draped on/in the fence.	Comcast or whoever the installer is needs to disconnect and properly bury the cable
45. 	2132 London Carriage Grove	Board and building debris on roof and in guttering	Clean up and clean out
46. 	Photo illustration showing rust on many of the railing posts	Two sets of railings in community	Check all and repaint/paint with Rust-Oleum or equivalent to preserve the railing from further rusting
47. 	2101 London Carriage Grove	Survey pole to be removed	Classic
48. 	Photo illustration of railing rust	Evidence of rust	Classic
49. 	Photo illustration of railing rust	Evidence of rust	Classic
50. 	Between units 8461 Glen Carriage Grove and 8456 Castleford Grove	All-American was to regrade/amend to prevent pooling of water	All-American (was not done as requested last season)