

NEWSLETTER

Summer Update



Welcome New Residents

2015 has welcomed several new residents to our little community. The quick removal of realtor signs was indicative of the local demand for condos such as ours. Steve Gulick is now at 437 Sumark and Nobuhiro and Massako Nakano are at 502 Galen Circle. Joy and Ira Fried now call 514 Galen home and Homer and Sumiko Nakagawa are at 540 Galen. Original owner Virginia Wurster recently moved to a retirement home and Mary Clark will soon be moving into 548 Galen. David and Natalie Fulkerson are at 559 Galen with their son, Noah. Gary DeLuca should also soon be joining us at 531 Galen.

LANDSCAPING

Our Tree contractor has been trimming and removing dead or diseased common area trees and will be resuming work on the Oakbrook berm that began in 2013. This work is part of a multi-year plan to rehab the berm and plant more appropriate trees that provide better privacy and sound buffering from the growing traffic on Oakbrook. The entrance island was planted with annuals to provide a beautiful welcome to our community. Mother nature has provided enough rain this year that so far our irrigation system has only been activated for the

entrance island plantings. It will be activated as needed. A reminder about Privately Tended signs: A&H yard crews **only** tend beds with privately tended signs during spring and fall clean-ups. They will however trim shrubs and ornamental trees in those areas when they have grown too large or are extending into walkways, over roofs, and gutters or hindering lawn mowing. Co-owners should only water plantings when they are dry. Modification requests forms should be submitted prior to planting trees or shrubs and/or removing any foundation plantings

Maintenance Updates

A contract for concrete repair and replacement and brick work tuck-pointing has been approved, but actual start dates have not yet been set.

Our painters completed buildings # 7 & 11 in June and are set to return in 2016 to complete our painting cycle on Buildings #1 & 2. Rotted wood replacement was done prior to painting.

New pool keys have been distributed for the repaired gate lock and the pool filter sand was replaced when the pool was reopened.

The Clubhouse has just been painted and the rusted guardhouse doors replaced.

Water drainage problem spots are being addressed when identified.

Some street light wiring has deteriorated and is scheduled for replacement.

POT-LUCK SOCIAL & COMMUNITY GARAGE SALE

The Spring Pot-Luck on May 30th was enjoyed by participating co-owners and gave new residents an opportunity to meet neighbors. Due to the low number of co-owners participating in last year's Garage Sale the Social Committee has not scheduled a community sale for this year.

REVISED CO-OWNERS HANDBOOK

A revised edition of our Co-owners Handbook was distributed to all units this spring. Co-owners are encouraged to spend some time reviewing the Maintenance, Repair, and Replacement Guidelines with Matrix at the back of the booklet. Updates have been made regarding sump pump replacement and garage door hardware, tracks, springs and cables. If in doubt about what repair work will be covered by the Association, first contact Management. Reimbursements will **not** be made for association covered repair work ordered by and paid by co-owners without prior approval from Management. Our recent extra cold winters have created some water leaks due to frozen pipes. Co-owners are encouraged to check with their insurance carrier to clarify what their coverage includes in such instances. In General, co-owners are responsible for insuring most limited common elements for which they have exclusive use and all interior personal property including furnishings, carpets, and floor coverings, appliances, plumbing, and light fixtures, and any betterments and improvements (such as finished basements and remodeling). The Handbook also reminds residents that garages are to be used for parking regularly operated automobiles. Garages are not to be used for long term storage of household or business items to the exclusion of parking and driveways should be used for guest parking, unless doing so obstructs sidewalk traffic. Overflow parking areas should be used only for temporary parking of guests.

Seasonal Chores

If you have yet to change your furnace filter and made sure your dehumidifier is working, now would be a great time to do so. If you've noticed that your outside faucet is leaking a call to management will end that waste of water. Please report any broken sprinklers (when we finally activate them). If you have an overflowing gutter or downspout, they also need to be reported and cleared promptly. One plus from our wet spring is that many of residents' plantings are looking great. The overall appearance of our community has had a positive impact on the desirability of our homes which has been demonstrated with the quick sales of units.

Modification Request Forms

The last newsletter discussed the use of Modification Request Forms for approval of and recording co-owner's external alterations to their homes and community common areas. A copy of the form used for requesting a modification is attached to this newsletter for your information and possible future use.

PASCO Property Management

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