**2024 Project List**

**Jan 18, 2024 Rev 2**

**Priority One – Safety and Security**

* Repair/replace security lights as needed
* Repaint striping on Hickock Drive and parking area
* Install security cameras in selected locations

**Priority Two –Preserve Residential Value – Repair/restore to maintain unit values/avoid greater future costs for the HOA**

* Identify source of front patios drainage problem and repair – 6516 C/B/A
* Install gutter and additional drainage east side of 6505A
* Investigate additional roof/chimney issues and repair – 6501D
* Door structure/trim replacement 6504B
* Install freeze resistant faucet behind 6516D
* Investigate cost to repair or replace exterior staircases – TBD
* Investigate plumbing problems in office staff bathroom
* Evaluate broken concrete in front of office
* Evaulate stucco on north side of 6516C
* Restructure landscaping at 6505B and 6500C
* Switch to drip irrigation in selected beds
* Plant trees behind 6516 - TBD
* Replace exterior faucets 6509, 6508
* Evaluate status of all unrepaired chimney/roof combinations. Recommended process is to remove top trim, replace/repair as necessary and look for other problems. TBD
* Repair deteriorated carport roof beams and window trim
* Restructure drainage behind 6500 and 6512 and the railroad tie fence on east side of complex
* Restructure drainage in front of 6504 – Reduce ongoing damage to garage walls
* With boom lift rental, clean/repair 2nd/3rd floor gutters, repair chimney flashings
* Paint dividing lines in garages of 6508 and 6512
* Replace rotted soffits and fascias in various locations
* Remove and replace gutters as deemed necessary

**Priority Three – Enhance Residential Value**

* Move compost pile by dumpster
* Power wash all exterior surfaces
* Repaint all stucco and siding not painted previously
* Install brick edging in front of cedar fencing facing Plaza Parkway
* Paint carport roof at 6516A
* Remove grass in carport areas, replace with mulch or decomposed granite
* Place decomposed granite or crushed rock under 6512A exterior staircase

**Administrative Projects**

* Review current service providers for price and service (ongoing)
* Continue moving important HOA document to Sync storage (ongoing)
* Identify options and costs of storage shed to be placed behind 6516 building

**Accomplishments – Nov 2022 through December 2023**

* Roof and drywall repairs, new chimney – 6508B
* Repair second chimney 6504A
* Drywall and electrical outlet repair 6501D
* Exterior siding and stucco replacement, new chimney and patio painting
* Fix electrical outlet in pool area, repair drywall broken to effect plumbing repair
* Replace balcony sliding glass door and trim 6512D
* Roof repair 6516A
* Window screen replacement
* Repaired siding and garage door trim at 6505A
* Repair roof/tile damage at 6501D
* Garage roof and interior repair 6500A (inspection required)
* Interior repair from roof damage 6504A
* Damaged tree removal – Plaza Parkway
* Installation of No Parking Sign
* Purchase of Private Office/Not Leasing Office Sign
* Replaced office thermostat
* Repaired office AC leak, conducted semiannual review
* Repaired numerous broken tiles/other issues on office roof
* Office ceiling drywall repair (AC leak)
* Pool resurfacing/tile repair $8876
* Floor repair 6504D (roof leak caused) $450
* Stucco replacement 6516D $7650
* Slat installation on part of back fence -$263
* Tree/shrub cleanup behind 6500C- $300
* Complex-wide wasp treatment - $1299
* Replace privacy fences at 6516C and 6512C
* Finish slat installation in fence behind dumpster
* Finish window screen replacement
* Stucco repair 6509 D
* Replaced bottom portion of garage trim at 6509A and D
* Patio repair (roof leak caused) 6504D
* Bathroom ceiling repair (leak caused) 6505A
* Replaced sump pump 6505A
* Repaired patio area drainage – 6505A
* Additional tree trimming – 6500C
* Replanted landscape bed – 6516A
* Replanted landscape bed – office
* Repaired garage door opener – 6509A
* Replaced filter basket - pool
* Dryer duct repair - 6509A
* AC Unit Element Replacement – office

2024

* Replaced missing soffit to the left of front door – Office