

Woodbridge HOA Newsletter #4 **25 March 2009**

Fellow Homeowners,

A list of needed repairs to our gutter systems, as well as other general repairs, has been compiled and advanced to the appropriate personnel to take the necessary actions. A copy of the to-be-made repairs is attached and includes an indication of the town homes that will be impacted. Additionally, a separate list of concrete repairs/remediation is on the process of being completed. This will be shared once it's available. Parenthetically, I should mention that I did see the gutter company personnel out and about on this past Monday. Mike Clark of Courtney & Courtney, our property manager, did an excellent job of moving this effort forward and allowing us to avail ourselves to the soon-to-end warranty period on the gutters.

I found a trash can and an unrelated lid on my property following the winds of last week. I placed both items by the mail stop between units #20 and #22. The lid has been claimed, but not the roll-about can.

Regarding the weekly Cheyenne Edition newspaper, these are, on an interim basis, being delivered en masse to the four mail stops. Soon, there will be a separate box appended to the mail stops to hold these small papers. This should alleviate the problems associated with the papers blowing around and or remaining unclaimed due to folks being absent.

Please remember that you can read the minutes of the Woodbridge board meetings on our web site at <http://www.woodbridgetownhomes.com/> . Draft minutes of the most recent meeting (3rd Thursday of each month) are generally available within a week of the meeting.

If you see repair work that needs to be done, please contact a Board member and or Mike Clark ... not the service providers.

Children have been observed in the pond area feeding the fish, throwing rocks, riding wheeled vehicles and playing among the rock formations. These are all prohibited activities in and around the pond area.

Please share your thoughts and or concerns with me at Roballeger@gmail.com

Rob Alleger
#26 Woodbridge

Gutter Repairs Required at Woodbridge – March 2009

#20 – Crushed drainage gutter on north side of unit (near mailboxes); might replace with a coil type, as the deer are frequently walking in this area.

#20/22 - Drainage gutter on backside crushed

#10 – Back SE corner missing drainage gutter

#26 – Backside upper transition 3' gutter needs to be reattached with 2 screws; currently on deck

#26/28 – Backside upper straps popped-out

#30 - Backside upper straps popped-out

#52 – Eastside drainage gutter needs to be replaced with an “elbow” configuration; current straight piece covers pop-up sprinkler and has been removed; rear gutter leaking.

#60 – Front drainage gutter bent

#68/70 – Backside drainage gutter crushed

#80/82 – Front side drainage gutter crushed

#82 - Replace drainage gutter in rear

#74 - Replace drainage gutter in rear

#89 - Replace 2 (two) drainage gutters in rear

#87/89 – Replace crushed drainage gutter in front of units

#91 – Rear corner drainage gutter crushed; strap partially popped-out

#97 – Rear drainage gutter mangled: cut-off 3”

#93 – Replace drainage gutter at front right

Miscellaneous Repairs Required at Woodbridge – March 2009

#30 – Wood plank seven (7) boards from top of rear chimney stack needs to be replaced due to having woodpecker induced holes; at least one (1) 52” board will be required. I have left two (2) 14’ planks for use in accomplishing repair.

#40 – Tree needs to be trimmed at right front corner of unit; currently limbs are rubbing roof and gutter.

#84 – Trim tree in rear; currently limbs are rubbing roof and gutter.

#74 – Deck corner post is split and handrail appear to be leaning outward; replace or reinforce?

#59 – Inadequate flashing on rear corner; fascia is exposed

#99 – Curbing concrete has totally disintegrated

#15 – Paint on deck outer joist is badly bubbled

#55 – Top ~ six (6) foot vertical section of wood on rear, right hand side of chimney needs to be replaced; appears to have several woodpecker holes.