

# **Agent Report: July/August 2007**

Prepared by Benchmark Community Management

## **AGENT ACTION ITEMS:**

- **Agent purchased basketball hoop for the pool with funds made from the pool fundraiser in July.**
- **Agent purchased and assembled picnic table for tennis courts area.**
- **The clubhouse cupola was repaired by Sanders Construction after Board approval. Cupola was removed, rebuilt, caulked and repainted. The roof under the cupola was shingled and the rebuilt cupola was anchored to the roof. Final cost \$2,800.00.**
- **After many phone conversations with Laura DeVore from the City of Carmel, the construction trailer at the corner of Randal and 96<sup>th</sup> Street has *finally* been removed. Agent e-mailed the Mayor's office thanking the City for their help for cleaning up the vacant lot at Randall Drive.**
- **Clubhouse deposit check for \$100.00 has been returned to homeowners at XXXXXX.**

## **ARCHITECTURAL:**

- **Approval was given to homeowners at 3670 Power Drive(Russo) for a window addition in the upstairs bathroom.**

## **POOL:**

- **Indiana State Heath Inspector closed the pool on July 31 due to a broken drain grill and high chlorine levels. Pool was partially drained and re-filled. Agent was unable to remove the drain grill and called John from Pyle's Pools. Broken grill was replaced. The pool was closed for about two hours.**
- **On July 12, outlet valve for main pool chlorinator failed and caused a large leak in the pump room. Pool was closed for about one and half hours while agent purchased replacement parts and repaired the broken pipes.**
- **Starting August 14, pool will only be open on Friday afternoons, Saturdays, and Sundays. Last day of operation is Labor Day, September 3, 2007.**
- **Pools will be winterized the week of September 3. Fountain will be winterized the first week of October.**

## **COMMON AREA:**

- **Spot lights on bridge were vandalized and needed to be repaired. Agent was able to save the lights by installing new junction boxes.**
- **Vandals broke IPL street light at the corner of Power and Doty. Agent called IPL and reported the outage. As of this date, the repair has not been completed.**

### **HOMEOWNER CALLS:**

- **XXXXXX called agent regarding vandalism at his home on August 31. He was concerned that the HOA Management Company was not doing enough to ensure the safety of Williamson Run. The vandalism to the XXXXX included stealing golf clubs, destroying a trampoline in their back yard and the removal of all liquor in their garage refrigerator. The vandals left a hatchet in the refrigerator. The police were called and all of the stolen items were found under the bridge.**
- **Susan Porter is interested in starting a Neighborhood Watch Program. As of this date, Agent has not heard back from Susan.**
- **Homeowner called regarding trash in driveway at XXX. Board approved letter requesting homeowner to remove trash by August 26, 2007. Letter was hand delivered on August 18.**
- **Agent has received at least ten phone calls from homeowners complaining about the tarps hung on bamboo post at XXX. Agent has contacted homeowner asking that the tarps be removed by August 25, 2007.**

### **CLUBHOUSE: Nothing to report**

### **LAKES:**

- **Agent has been in contact with Hoosier Aquatics. Due to the drought they are experiencing many delays in treating all lakes.**

### **COMMITTEE INFORMATION:**

- **Social committee hosted their final pool fundraiser on August 10. Event raised \$139.00.**

### **MISCELLANEOUS:**

- **June Board meeting minutes and June/July Agent report has been posted on the WR web-site.**
- **Welcome letters sent to new homeowners at 3801 Neva Lane (Cate), 10535 Power (Kuehr) and 3727 Doty Lane (Altenberger).**
- **Ninety percent of homeowners have paid their July HOA assessment.**
- **To date Sean Hilgenberg has painted 31 mailbox posts of homeowners not in compliance with CC&R's.**
- **Ten HOA late letters send to homeowners delinquent on their July HOA assessment.**
- **To date we have received calls on six incidents of vandalism/theft:**
  1. **Purse stolen from car in driveway (XXX Parkway)**
  2. **Items stolen from car and GPS vandalized on Shafer Circle.**
  3. **Electronic/personnel items stolen from car at XXX Williamson Parkway.**
  4. **Trampoline thrown in pond at XXX Power Drive.**
  5. **Contents of refrigerator stolen at XXX Doty Lane.**
  6. **Contents of refrigerator and golf clubs stolen and trampoline destroyed at XXX Christian Court.**

**Other vandalism incidents:**

- 7. Orange thrown at XXX Power Drive**
- 8. Flood lights broken off at the Power Drive bridge.**
- 9. IPL street light broken due to vandalism at Doty and Power Drive.**