

# **Agent Report: May/June 2007**

**Prepared by Benchmark Community Management**

## **AGENT ACTION ITEMS:**

- **ARS Heating repaired broken exhaust pipe in the clubhouse attic. They also caulked the roof and flashing. Rockland Roofing checked the shingles in that area to assure a proper repair. The Rockland representative noticed that the roof repair done by ARS was unsatisfactory. ARS was contacted and came back to straighten the vent pipe and seal the flashing with more caulking. While repairing the pipe in the attic, ARS service person damaged the ceiling. Damaged was repaired by House Doctor. The repair was paid for by ARS.**
- **Prepared letter regarding mailbox post painting. Letter was approved and sent to 72 homeowners.**
- **Letter was sent to homeowners at XXX regarding the boat in their driveway. Boat has been removed.**
- **Homeowner at XXX was sent a letter notifying them of the damage done to the carpet during their party at the clubhouse on May 12. Homeowner's security deposit check was deposited in WR checking account to cover carpet cleaning cost. Carpet was cleaned by Kolb Carpet Cleaning. Balance of security deposit returned to homeowner.**
- **Due to the dry weather, the drainage problem at the west side of the pool has been non-existent.**
- **Agent has contacted the Mayor's office regarding the run down condition of the property at 96 and Randal. Update at June's Board Meeting.**

## **ARCHITECTURAL:**

- **Architectural approval was given to homeowners at XXX for patio replacement.**

## **POOL:**

- **Pool opened successfully on Friday May 25, 2007.**
- **Lifeguards reported damage to pool noodles by four young people. The boys intentionally tore apart three noodles. Several homeowners witnessed the incident. The boys left before the lifeguards could confront them. Agent contacted parents of the culprits. Parents had boys purchase new noodles and apologize to lifeguards and Agent.**
- **New signage has been purchase and hung in baby pool area stating baby pool toy rules and age requirements.**
- **Agent has received numerous positive comments regarding the expanded concrete area adjacent to the baby pool. Homeowners appreciate the added room and deck area is much cleaner.**
- **Sean Hilgenberg completed power washing the pool deck.**

- **Pool cover was damaged by Indianapolis Pool and Spa (IPS) during removal. IPS dragged the pool cover from the pool deck to the clubhouse. IPS was contacted the pool cover has been picked up and will be repaired at their expense.**
- **XXX (2 year old) slipped in baby pool and gashed his left eye brow area requiring five stitches. Lifeguards attended to his injury and wrote up an injury report. Report was sent to Indiana and Hamilton County's Department of Health. XXX is doing fine.**

**COMMON AREA:**

- **Agent has received numerous calls regarding extensive tree removal within the subdivision and along the Doty pond by Marathon Gas. Agent met with foreman, John Skinner from Bolin Enterprises, Inc. and learned that the tree removal is a result of a Federal Mandate that requires the area over petroleum pipelines be clear for aerial surveillance. Marathon is opening up a 35' clearway within the confines of their easement over their pipeline running from Ohio through Indiana to Illinois. This was confirmed with the City of Carmel Engineering Department. All trees now being removed are on neighboring properties and not Williamson Run, however, it is impacting the natural barrier between Williamson Run and the neighboring sub-division for homeowners on Doty Lane.**
- **Sean Kelly painted the black "Williamson Run" wording on the bridge as a community service project. Sean spent approximately six hours repainting the sign. Many favorable comments have been received from homeowners.**
- **Bob Hilgenberg asked agent to contacted Ski Landscaping to have them remove weeds around the tennis courts. Weeds were removed by Ski on May 8.**
- **Ski Landscape has re-seeded lawn area at the 106<sup>th</sup> Street entrance and the area between the pool and tennis courts.**
- **Several areas at the clubhouse and on the parkway median are very dry from under watering. Agent has contact B & B Landscaping. B & B came out and assessed the situation and will meet with Agent on Tuesday, June 19. Update will be discussed at June's Board meeting.**
- **Agent noticed that a large quantity of 20" piping has been delivered to the common area near the 96<sup>th</sup> street entrance. Agent contacted City of Carmel Utilities Director Mr. John Duffy. Mr. Duffy referred Agent to representatives from Veolia Water. Agent met with Dale Martin of Veolia, William Sears and Mark Hunter of Corbitt and Sons Construction on Friday, June 15. Veolia is running a new water main through their easement at the south end of Williamson Run. New pipeline will be bored under the common area and trenching will not be necessary except for holes dug every 500' along the pipeline. These holes will not be dug on Williamson Run common area or in the backyards of the two homeowners on Hannah Court where the pipe will be running. However, a hole will be dug just south of the lift station at the 96<sup>th</sup> street entrance on the Young property. The project should not impact any trees or fences**

**in Williamson Run. Project is scheduled to start approximately August 1, 2007.**

**HOMEOWNER CALLS:**

- **XXX called regarding cleaning of the carpet after clubhouse rental on May 12. She was upset about not being notified of the carpet stains. XXX thought she should be given the opportunity to clean the carpet herself before professional cleaners were hired. She is planning to attend the June meeting to discuss her concerns over the current rental procedures.**
- **XXX called regarding tree removal by Marathon Gas behind the Doty pond area. Please reference "Common Area" item above.**
- **XXX is concerned about the sidewalk to the side of his property. The sidewalk has deteriorated and is crumbling. Agent contacted the Carmel City Street Department and was informed that sidewalks are the responsibility of individual homeowner not the City or the Association. This information was passed on to xxx.**
- **Agent is receiving many comments on dead trees on the clubhouse the parkway and the 96<sup>th</sup> street entrance.**
- **Many calls have been received regarding the geese problem on the Gould and Doty ponds. Agent presented the homeowners concerns to the board. Homeowners are asking the Association to pay for the removal of these geese. Board voted NO on this issue. Homeowners have been notified of this decision.**

**CLUBHOUSE:**

- **Contacted Agape painting for the 15<sup>th</sup> time regarding the paint on the exterior of the clubhouse. Tony, the owner of Agape, said his company's paint was not at fault and that the bleed through was due to something else being put on the exterior before he painted the walls. Agent is contacting a paint specialist to get another opinion.**
- **Two clubhouse rentals in May and five rentals are scheduled for June.**
- **Agent has contacted several contractors to bid on repair of the clubhouse ceiling where water damage has occurred. Bids will be in by the July meeting.**

**LAKES:**

- **Agent has received several calls from homeowners regarding the conditions of the lakes. Hoosier Aquatics has been contacted. Due to the warm weather and the lack of rain are causing a challenging season for lake treatments.**

**COMMITTEE INFORMATION:**

- **Fundraiser was held at the pool on Friday June 15. Event earned \$114.00**

**MISCELLANEOUS:**

- **April board meeting information has been posted on the WR website.**
- **Welcome letter sent to new homeowner's xxx at xx.**
- **July 2007 HOA assessments were mailed to homeowners on June 15.**
- **Spring Property taxes paid total amount \$24.00!**