

Agent Report: APRIL/MAY 2007

Prepared by Benchmark Community Management

AGENT ACTION ITEMS:

- **Rockland Roofing has been contacted regarding possible leaks in the clubhouse roof. Agent is meeting with a Rockland representative on May 16.**
- **Contacted City of Carmel Street department regarding snow removal. They advised that if an emergency arises when the streets have not been plowed, a homeowner should call 911. A snow plow will lead the emergency equipment to the emergency. The policy for snow removal is as follows: when there is 3" of snow the main streets are plowed first (i.e. Keystone) then the secondary streets (106th Street, Williamson Parkway) and finally the back streets. The policy is to remove all snow within a 24 hours period. Last winter's heavy snows were very unusual.**
- **Called homeowner XXX with the above information.**

LAKES:

- **Hoosier Aquatics was notified several times that Gould Lake was in need of treatment. After many calls, Benchmark made a decision to place a stop payment on the first check submitted to Hoosier Aquatics. The lake was finally treated and specific instructions were given to Hoosier Aquatics as to how to access the Gould Lake. Stop payment was removed. Subsequent lake treatments appear to be timely and effective.**
- **Three muskrats have been successfully removed from Gould Lake by A & T Wildlife.**

ARCHITECTURAL:

- **Homeowners at XXXX were informed that their architectural request for a privacy fence was denied.**

POOL:

- **Arvin Masonry has completed brick repairs on pool deck and pool fence brick columns.**
- **Removed underground wiring and inoperative pool deck lights, deactivated two circuits.**
- **Troubleshoot underwater pool lights. One now operative. Two have operative transformers but no power to light, suspect cut wire under pool deck. Fourth pool light completely inoperative, dead short, and unable to locate wire.**
- **Several sections of the fence surrounding the pool were loose. The fence has been repaired.**
- **Agent contacted Arvin Masonry regarding the color of the mortar used to repair the brick columns at the pool as well as the bridge. Arvin has returned to replace the mortar.**

- **Water testing for the pool will start on May 22; this sample will get to the health department before the opening of the pool which is scheduled for Friday, May 26 @ 4:00 p.m.**
- **Precision Safety Equipment is scheduled to check all fire extinguishers at the pool and the clubhouse on May 15.**
- **Pool permit request for the main and baby pool has been sent to the Hamilton County Health Department.**
- **Chemicals for the pool have been purchased.**
- **Agent purchased a dome garbage can lid for the playground to replace the lid stolen last summer.**
- **Refurbished pool furniture and umbrellas have been return by Restoration Pool Furniture.**
- **Pool Committee met to discuss 2007 pool rules. Copies of rules along with pool hours and fundraiser information have been distributed to all homeowners.**
- **Pre-season meeting was held with all lifeguards.**
- **Joints in sidewalk leading to pool have been caulked.**
- **Rerouted downspout in pool deck area to eliminate washout.**

COMMON AREA:

- **Brickwork repairs have been made to the Power Drive bridge and the brick wall at the 106 Street entrance. All of these areas were sprayed with sealant. Mason has come back to correct the color of the mortar.**
- **Debbie Anderson prepared a flier informing Parkway homeowners of a treatment available to prevent Ash Bore Disease. A copy of the letter Jerry Lauden presented at the annual meeting was attached to the flier. The flyer was distributed to homeowners on the Parkway with ash trees.**
- **Agent contacted Ski Landscaping regarding the quality of mowing and the abundance of weeds on the common areas. Agent walked the property with Ski and they have agreed to re-treat the affected areas, as well as re-seed the grass at the 106 Street entrance. They promised to take more care in mowing the lawns.**
- **AT & T was notified that their service vehicles have damaged the lawn by their junction box at the 106th Street entrance. They are assessing the area and will get back to Agent about replacing the lawn.**
- **Lawn along Randal Drive has not yet been mowed this year. Benchmark contacted Tom Taggert and Rider Kennley Associates, managing agents for the property. Randal property Agents have agreed to share costs and hire a landscaping firm to care for the property.**
- **City of Carmel Code Enforcement office has been contacted to voice concerns regarding the appearance of the vacant property located at the south end of Randal Drive. To date, we have not received a response.**

- **Warning sign at the lake at the northeast corner of the sub-division has been repaired.**

HOMEOWNER CALLS:

- **Mr. Goldstein called regarding two snakes seen near the tennis courts by the creek. He was concerned they were copperhead snakes which are very poisonous. Benchmark called A & T Wildlife and they assured us that there are no poisonous snakes in the Indianapolis area. Homeowner was notified.**
- **Eric Young is concerned about the ash trees in the common area along the creek. He has contacted a tree specialist to give the association a bid on treating the trees for ash bore disease.**
- **XXXX called regarding suspicious activities at XXXXX Parkway. The owner is not living in the home. Evidently, several contractors who had worked on the house are now occupying it. Several surrounding neighbors have complained about late night parties. Benchmark confirmed disturbing activity with surrounding homeowners. Agent contacted the Carmel Police Department. They requested that suspicious activity be reported and pledged closer surveillance of the property. Agent forwarded that information to the neighbors.**
- **Several calls have been received from various homeowners concerned about the number of geese on the lakes.**
- **Due to several complaints regarding the conditions of the yard at XXX a letter was written and submitted to the Board for approval. Letter was sent to homeowner.**

CLUBHOUSE:

- **Removed unused wiring from front of clubhouse lawn, de-activated circuit.**
- **Birds were observed entering the clubhouse attic via vents. Vents have been sealed.**
- **Two clubhouse rentals are scheduled in May and two in June.**

COMMITTEE INFORMATION:

- **Social committee has set pool fundraiser dates for 2007. An information flier was sent with the pool rules.**

MISCELLANEOUS:

- **Welcome letter sent to new homeowners, Garth & Julie Cooley @ 10351 Randall Drive.**