

# **JAgent Report: May/June 2008**

**Prepared by Benchmark Community Management**

## **AGENT ACTION ITEMS:**

- **Procured two bids for installation of a post and motion detector lighting fixture in clubhouse parking lot. Bids are as follows: DCX Electrical - \$2,920.00 and Burtner Electric & Lighting – \$ 3271.26. Agent will put this matter on June Boards Meeting agenda.**
- **Clubhouse keys have been made to distribute to Board at the June board meeting.**
- **Contacted neighborhood students interested in painting the Randall fence on June 14. The following people agreed to help: Renee and Tim Wellman, Sean and Joseph Cimino, Austin Richardson, Sean & Moira Kelly.**
- **Contacted City of Carmel Streets Department concerning heavy debris at 96<sup>TH</sup> Street and Randall Drive. Debris was cleaned up. Agent notified Board and cancelled Wednesday May 21 street clean-up.**
- **Contacted Joan Mercer to set up date for neighborhood Watch Meeting. Date has been set for Tuesday, June 10 in the WR clubhouse. Agent and Joan distributed fliers to neighborhood mailboxes. Flier was also sent to residents via e-mail.**
- **Sent Board a copy of XXX letter to Benchmark. Benchmark drafted response to XXX and forwarded it to Board for their review. Response to XXX letter has not been sent.**

## **ARCHITECTURAL:**

- **Jeff Burget approved satellite dish for new homeowner at XXX Shaffer Circle.**

## **COMMON AREA:**

- **Contacted the City of Carmel Water and Sewer Department to inform them the grass is not growing in the area they reseeded last year at the Randall entrance. Grass has now been reseeded by the City.**
- **Paved parking pad for service vehicles has been installed adjacent to AT&T switching station at 106<sup>th</sup> Street. Damage to WR lawn was repaired. Both projects paid for by AT&T.**
- **“Post light” signs have been posted in the neighborhood. Signs were removed after 4 weeks.**
- **Worked with Ski Landscape to ensure all common property was properly mowed during weekly and monthly visit.**

- **Received bid of \$800.00 for repair of cracks in tennis court surfaces. After Boards approval, Leslie's Coating will repair courts during week of July 1, 2008.**
- **Called Bright House Cable Services several times to repair the broken cable box at the area near 106<sup>th</sup> Street and Haverstick. Bright House is scheduled to make the repair on July 3.**

#### **HOMEOWNER ISSUES:**

- **Chad Cummings is interested in starting a morning master's swimmers group. Board approved the use of the pool before swim team practice. Chad will post a notice of interest at the pool. Agent will supply Chad with a pool gate key. Chad has agreed a cell phone will be accessible at the pool during this practice.**
- **Several cars parked in front of homes in WR were broken into on Wednesday May 14. The police have been notified and homeowners notified via e-mail.**
- **Agent received a call from a homeowner reporting suspicious gentlemen selling magazine subscriptions to WR residents. Suspect was misrepresenting himself as a son of a WR homeowner. Police were notified and homeowners were made aware of the situation via e-mail.**
- **Home on Power Drive was vandalized with oranges and eggs on Saturday, May 24.**
- **Homeowner on Doty reported door knocking late in the evening when homeowner went to answer the door, no one was there.**
- **XXX is concerned about a downed tree in the common area near her home at 3806 Neva. Tree is causing the creek to dam up.**

#### **CLUBHOUSE:**

- **Three clubhouse rentals in June and one pool rental in June. One rental is scheduled in July.**
- **Clubhouse ceiling was repaired by House Doctors. This repair was paid for by ARS after the repair they performed to the clubhouse roof in 2007 was inadequate and resulted in more damage to the ceiling.**

#### **POOL:**

- **Received pool table and chair order on May 15. Table legs were found to be defective. Agent has mailed pictures of the table to Alumitec. Agent is waiting for a response.**
- **The motor for one of the main pool filtration pumps failed. After Board approval, Pyle's Pools installed new motor.**
- **Pool opened successfully on Saturday, May 24.**
- **Bob Hilgenberg helped agent install two new umbrellas for pool deck.**

- **Several storms have destroyed pool furniture. We have lost one glass table, and two umbrellas. On Saturday May 31, pool was shut down due to power outage. Pool was opened on Monday June 1.**
- **Fountain head on baby pool was broken after one week of use; Pyle's pools will repair.**
- **Several parts to the filter system failed shortly after opening. Pyle's pools repaired pump that was allowing air into the system, installed a new plastic O-ring, and installed new chlorinator on/off valve.**
- **New skimmers flaps were installed.**
- **We are in the process of removing the skid tape from around the pool. New tape will be installed, time permitting.**
- **Pool bottom paint is failing. Pyle's pool has been notified. They will repaint the pool next year. There is nothing that can be done at this time.**
- **Fountain head has been installed. Many favorable responses received from residents.**
- **Swim team practice started on June 2. Swim team has approximately 70 members.**
- **Agent procured a bid to repair several areas in pool fence. Bid was for \$1500. A new company is coming out on June 24 to repair just one area that is a safety issue. A bid for the other broken areas will be forwarded to Board upon receipt.**
- **Eisley's Plumbing repaired water fountain leak.**
- **After removing the stump from the area where a dead tree was removed last year, Bob Hilgenberg planted a dog wood tree.**
- **Due to stormy weather, the pool was shut down 7 days in June.**

#### **LAKES:**

- **Lakes have been treated on schedule.**
- **XXX contacted agent regarding muskrat invasion at the Neva Lake. Muskrats are causing collapse of shoreline. A & T Wildlife has been contacted. Traps will be installed in July.**

#### **COMMITTEE INFORMATION:**

- **First pool fundraiser was scheduled for June 20. One extra guard was scheduled to cover the party. From all reports party went well.**

#### **MISCELLANEOUS:**

- **April/May Agent Report and approved March Board Meeting minutes have been sent Kurt Snyder for web-site posting.**
- **Welcome letter was sent to new homeowner at 10513 Shafer Circle, XXX.**
- **July HOA statements were mailed to homeowners on June 16.**