

# **Agent Report: October/November 2008**

**Prepared by Benchmark Community Management**

## **AGENT ACTION ITEMS:**

- **Agent contacted xxx regarding his late HOA dues. xx expressed his concern, he knows he is late and appreciates the Boards patience. xx is experiencing severe financial hardship at this time and is unable to pay his dues. He will try to pay as soon as he is able.**
- **Greg Brown was contacted regarding alternate ways to eliminate the green scum in the lakes at 106<sup>th</sup> Street. Greg suggested an air pump similar to an aquarium system that would force air to the surface to provide oxygen to the water as well as some movement therefore eliminating the algae. This issue will be on the November meeting agenda for discussion.**
- **Agent requested Hoosier Aquatics treat the lakes at 106<sup>th</sup> due to the algae. Lakes were treated.**
- **B & B Landscaping was asked to investigate the “floating” concrete curb located in front of the clubhouse. B & B Landscaping felt the irrigations system is running too many days and for too long. They will mark their records to show that the system needs to run for a shorter period of time next season.**
- **Agent scheduled Discount Trees to remove the downed tree at xx. Tree was removed on Friday, October 17.**
- **Homeowner’s at xx were contacted regarding a parked car in their driveway. The xx will try to rectify the situation.**

## **ARCHITECTURAL:**

- **Request was approved for installation of a glass door at xx**
- **Architectural request for installation of new windows at xx was approved.**

## **COMMON AREA:**

- **Irrigation system was winterized on October 31.**
- **A bid was procured to shape the two Bradford Pear trees in front of the clubhouse, removing the Colorado Spruce tree on the most south parkway median and shaping the Spruces on the Parkway. After Board approval, work was completed on November 6, for \$1000.00.**
- **Bob Hilgenberg planted several grasses and bushes on the 96<sup>th</sup> Street median.**

- **Met with John Duffy from the City of Carmel. John is in charge of the Carmel Water Line Project. The City wants to run a water pipe along the 106<sup>th</sup> Street entrance of WR. Trees along the drainage pipe will need to be removed and rip-wrap installed in the drainage area. The City would also remove WR existing side walk and install an 8' asphalt bike path along the 106<sup>th</sup> perimeter. Mr. Duffy will be meeting with the Board during the November Board Meeting to discuss this project.**

**HOMEOWNER ISSUES:**

- **Homeowner at xx called Benchmark regarding a large muskrat spotted in the east 106th Street Lake. A & T Wildlife was called to set traps.**

**CLUBHOUSE:**

- **No clubhouse rentals in October. One rental in November.**
- **Flood light repaired in front of clubhouse last month failed again. Benchmark replaced the photocell and the light is now working properly.**
- **Neighborhood Wine Tasting party was held on November 4.**
- **Kid's neighborhood Halloween party was held at the clubhouse on October 31. Party was a huge success.**

**POOL:**

- **Fountain was winterized on October 31. Fountain was covered by Benchmark on November 3.**

**LAKES: None**

**COMMITTEE INFORMATION: None**

**MISCELLANEOUS:**

- **August/September Agent Report and approved September Board Meeting minutes have been sent to Kurt Snyder for web-site posting.**
- **Agent contacted Hamilton County Prosecutor's Office regarding the car break-ins arrest on September 5. Prosecutor's Office suggested WR send a letter stating their case against the boys arrested. Bob Hilgenberg has written a letter asking the Prosecutor's Office to consider not allowing the accused boys to return to WR as a condition of their probation. This letter will be discussed at the November Board Meeting.**
- **WR received notification that Symphony Bank is merging with Greensfork Township State Bank. There will be no change to WR checking and accounts.**