

# **Agent Report: October/November 2007**

**Prepared by Benchmark Community Management**

## **AGENT ACTION ITEMS:**

- **Agent contacted Pam Luber from Briar Lane to order trees and set up a time in October to plant the trees on the Doty Pond.**
- **Neva Lake reserve funds were reinvested for twelve months in a CD. The previous 18 month CD matured gaining \$1209.00 in interest.**
- **Trees along WR property line south of Doty pond were planted on October 13 by Bob Hilgenberg, Greg Hammes, John Miley and several residents from Briar Lane. Total cost of project - \$911.00. Benchmark has received several calls from WR Doty Pond homeowners pleased with the tree planting.**

## **ARCHITECTURAL:**

- **Request from homeowners at XXX to add a picket fence to their privacy fence was approved.**

## **COMMON AREA:**

- **Flood light on the east side of Power Drive Bridge was repaired by Benchmark. Wire had been damaged by vandals.**
- **City of Carmel was contacted regarding the offensive graffiti under the Power Drive Bridge. Carmel Street Department informed Agent that Hamilton County is responsible for maintenance of the bridge. Graffiti under the Power Drive Bridge has been removed by the County Department of Streets.**
- **Picnic tables and garbage receptacles at the playground and tennis courts were stored for the winter on November 9.**
- **Tennis court nets were removed for the season on November 9.**
- **Irrigation system was winterized by B&B Landscaping on November 6, 2007.**
- **Agent contacted Corbitt & Sons Construction regarding late completion of sewer main installation at 96<sup>th</sup> street entrance. Problems arose when new pipe interfered with sewage pump located at east side of Randall Drive. Entire installation had to be rerouted. WR Landscaping and fencing will be restored and project completed by end of November vs. August.**

## **HOMEOWNER ISSUES:**

- **Post light letter sent to homeowners at xxxx. Post light has been repaired.**
- **Homeowner at xxx called voicing concerns about the fence their new neighbor at xxx had built. The Architectural Committee reviewed the fence and found it to be within the Covenants requirements. Concerned homeowner was notified of the committee's findings.**
- **HOA Dues late notices have been sent to four homeowners with past due accounts.**

### **CLUBHOUSE:**

- **Three rentals are scheduled for October and two in November.**
- **Fountain was shut down and winterized on October 5, 2007. Bob Hilgenberg and Agent covered fountain for the winter.**
- **Holiday party planned by Chris Dykes is scheduled for Sunday, December 9. Santa will be attending for pictures.**

### **LAKES:**

- **On October 17, Agent met with C & J Well Drilling concerning the inoperative well which feeds Neva Lake. It was determined that the pump is receiving electrical power but not pumping. Water was confirmed to be in the well at a depth of 30 feet. The well is 50 feet deep. Most likely explanation for lack of water output is a failed submersible pump. Existing pump is 13 years old and at the end of its normal life span. C&J can remove the pump at a cost of \$1000.00. It is recommended that the well be “blown out” to remove sediment in the casing and determine the capacity of the well at a cost of \$350.00. A new pump would then be installed. Total cost for the project as a package deal is \$4,000.00. The well is located in the back yard of the home at 3800 Neva Lane. In order to accomplish the work, C&J needs to gain access to the well with a ¾ ton dual wheel truck with a well rigging boom. Only route to the site is through homeowner’s yards. Neva Lake homeowners will determine route to minimize damage done to yards by the truck.**
- **Benchmark cleared trees and debris from inlet and outlet spillways at the 106<sup>th</sup> Street entrance lakes.**

### **COMMITTEE INFORMATION:**

- **The first WR newsletter, “The Runner” was mailed to homeowners on November 8.**
- **Martini party was held in clubhouse by social committee on 10/6.**
- **On October 27, the social committee hosted a children’s Halloween party in the afternoon and an adult party in the evening at the clubhouse.**

### **MISCELLANEOUS:**

- **August Board meeting minutes and August/September Agent report has been posted on the WR web-site.**
- **Welcome letter was sent to new homeowners at 10545 Power Drive (Cummins) and 3708 Gould Drive (Murnan).**
- **The following vendors have been notified of contracts to work in 2008: Ski Landscaping, Hoosier Aquatics, and B & B Landscape. All companies have been asked to send Workmen’s Compensation certificates.**