



Landscaping & Snow Removal Contract

Given our ongoing challenges with Advanced Irrigation, the Board has begun sourcing other vendors as a proactive measure. Our community is now overseen by different management within Advanced Irrigation, which we hope will produce some positive changes, however we feel it's best to start considering other options.

Proposed Spring/Summer Projects

Painting: Applying a fresh coat of paint to the louvres, support pillar bases, & patio door kickplates, (row homes with back patios only), as applicable. Kickplates may be replaced as determined by level of wear.



Mulch Application: Planned for early spring

Landscaping: Turf repair where needed; digging out & replacing damaged trim in landscaped areas - primarily those bordering the frontage road



Irrigation Smart Controller: Quote has been obtained & the Board will review for final approval

Tree Work: Prioritizing trees needing either removal or trimming as advised by the arborist

Minor Concrete Work: Continuation of crack repair & replacement of damaged truncated domes on sidewalk entry/exit points as needed; focus continues to be on safety/trip hazards & prevention of further damage

Dryer Vent Cleaning: This is being recommended annually as a fire prevention measure. We now have access to a service provider used by other MJF & Associates communities with lower rates than those of vendors we've used in the past.

Unit Washing: Units affected by mildew growth on the siding (more common in areas of lower sun exposure)

Expense Reduction Efforts

The Board took action this year to explore our options in the insurance market & with other service providers to ensure we are getting the best rates on our master policy & for regular services provided to the community. We have rate quotes on our master policy pending from other carriers, (we are currently with Farmers). Matt has requested rate quotes from other licensed waste haulers for comparison to Tennis Sanitation, (we are considered multi-unit & therefore are not bound by the city's contract with Tennis for residential service). The Board has also obtained a quote on a smart controller for our irrigation system to help limit or stop watering during & around times of significant rainfall.