

2022 BUILDING MAINTENANCE REPORT

In 2022 repairs were made at 40 of the 52 units within the Association.

These repairs included replacement and repair of rotted siding and trim, chimney repair, mailbox repair, caulking and sealing, stoop replacement, sidewalk replacement and miscellaneous gutter repair.

All items identified on homeowner surveys and during the spring walkthrough which are a part of regular maintenance were addressed through the work identified above.

Items on the survey not addressed were those which would be covered under larger program replacements such as driveways, exterior lighting, exterior front doors and mailboxes.

It should be noted that the replacement of mailboxes, exterior lighting and exterior front doors is a cost which would be the responsibility of the homeowner.

The Association, however, will reimburse homeowners \$350 toward the replacement of an exterior front door. For new gutters, the Association will reimburse homeowners half the cost up to \$750.

For homeowners considering window replacement, we ask that you follow the guideline set forth in the Creekside of Wheaton Homeowners Association Homeowner Handbook Revised November 2022 for specific requirements related to window replacement. All replacement windows must receive Association approval prior to replacement. Replacement is at the homeowner's expense.

Gutter cleaning will take place in late November or early December when trees are essentially bare.

This year we have selected a new contractor for our snow removal service. Goldleaf, who also provides our annual landscape maintenance service, has been hired under a 1 year contract for snow removal. Their contract calls for the removal of snow utilizing a bob cat type of machine rather than a truck and plow.

Future large program projects have been identified as a full painting program being completed in 2024 and a full driveway replacement program being completed in 2025.

It has been and continues to be my pleasure serving this community in this capacity. Please address any concerns regarding snow removal or any items related to building activity to me. I can be reached any time at (630) 935-5298 or wtaylor1217@gmail.com

THANK YOU

Bill Taylor