

# WINDSOR OAKS

## ARCHITECTURAL & MANAGEMENT COMMITTEE

Minutes of May 09, 2022

Meeting called to order at 6:00 p.m. by Chairman.

Members present: Mike Ferry, Jerry Schlaff, Sarah Kalish, Dan and Sylvia Warren

Minutes: There being no additions/corrections, the Minutes from the April 11, 2022, were approved unanimously.

### Old Business:

- The Committee is continuing to work on getting the remaining 3 units, annual termite inspection completed for 2022.
- Members discussed two estimates received regarding the repainting/refreshing the house numbers for each unit. We will be looking at additional estimates at our next meeting. Still gathering proposals.
- The Committee received Board approval for our vendor "Window Gang" to power wash the sidewalk and curb along Windsor Ridge from Elm to Rea Rd. This will be done May 26 & 27, weather permitting.
- The Committee having received approval from the Board will be looking into allowing owners to change the colors of their front door. More discussion will be held, and sample colors will be brought back to the Board for approval.
- Review of Maintenance Account expenditures for the month of March. Received reimbursement of \$4783.00 from the insurance company for repair of the brick wall on Elm Road. No expenses posted.

### New Business:

- Committee reviewed list of needed concrete repairs and request quotes from vendor.
- Replacing chimney chase cover at 11955 LBC due to water staining inside of chimney.
- Repairing gutters at 11946 LBC under warranty. 8518 WRD has leak inside storm door and front door. Vendor will review and advise.
- The committee has asked our vendor for an estimated cost of replacing the "rake fascia" on all the units in the community. This estimate will be used for input to future budgets.

- An owner has requested reimbursement of charges for removal of squirrels from his attic. Request has been denied by the committee and the owner advised that he can appeal to the Board at the June violation meeting.
- Committee approved the move of a GFCI breaker from an outlet on the north wall of Elm Ln entrance to the back side of the wall where it is easier to get to.
- Violation notice given to 8436 WRD for installing a new (illegal) outdoor light without receiving approval from the committee, via an Exterior Modification request.
- Paving vendor has advised the committee that he will be available to do the approved work during the week of May 23<sup>rd</sup>. Community will be advised by eblast.
- Committee is reviewing estimates from vendors for detention pond maintenance. Our current contract expires this year.
- Committee approved Exterior Modification request at 8350 WRD - window replacement.
- Next meeting scheduled for June 13, 2022 @ 6:00 pm.

Respectfully Submitted,

Approved By,

J. R. SCHLAFF, SECRETARY

MIKE FERRY, CHAIRMAN