

**ELW Cluster Homes Unit Four
Manager's Report – Manager's Report – July 12, 2021**

Administrative

New Ownership Report – There are none.

Lien Foreclosure Status – Per Attorney Mankin – “we generally do not recommend getting involved in the bidding as this property will likely go for close to fair market which will require the association to spend a significant amount of money as payment is due the following business day after the sale.”

Repair and Maintenance

Mark DeLaquil Eon Roofing & Window Inc. has completed or made contact for scheduling with 15 out of the 29 units. Additional efforts will be made for the remaining 14 units.

RedTree has switched the weekly mowing day in the growing season to Wednesday instead of Friday, effective immediately. This gives a better chance of assuring that the work can get done in the course of a week.

RedTree Landscape approved work was completed at 20 Poole Place, 45 Tads Trail, and 190 Tads Trail.

Superior Fence – pending – 17 units – materials still have not come in to date.

Sidewalk cleaning quotes are as follows: Riptide Pressure Washing-\$5,876.33, Gladiator Pressure Washing-\$5,070.00, and Top Notch Pressure Cleaning-\$4,813.93.

Carport Numbers have been ordered from Lowes. Order is still pending.

Arry's Roofing inspected units 90 – 120 Tads Trail no report of findings has been reported. Report was requested.

John Duro has quoted \$2,940.00, per unit, to replace the vinyl on the carports with hardi-board at 150 Colette and 180 Poole. Additional units requiring carport replacement is 30/40 Evelyn, 130/140 Evelyn, 170/180 Tads Trail, 190/200 Tads Trail, 210/220 Tads Trail, 115-125 Poole. Approval of all carports would be \$23,520.00.

Storm Water Drains were cleaned out on Evelyn Court on June 22, 2021. Invoice and pending report of findings on Tads Trail to be advised.

Respectfully submitted,

Peggy M. Semsey, Property Manager
Management and Associates

