



CLARK TERRACE HOA

2010 YEAR END MAINTENANCE AND PROJECT SUMMARY

For those of our homeowners who wonder where the dollar goes here is an update of many of the projects completed in 2010, aside from ongoing plumbing repairs, pipe replacements and general building maintenance.

*You will note that over half of the items are either plumbing related or water intrusion.

January 2010

- Tree Trimming throughout property
- 1645 Walkway drain replaced above space 89
- Annual roof maintenance on all 3 buildings

February 2010

- Installation of additional lighting in BBQ and both lower and upper trellis areas
- Repair of tile and drywall in Men's pool restroom
- Diverting and creating new drain-line for 1635 Building

March 2010

- Grinding of concrete on 5 walkway areas to prevent trip and fall hazard
- Repaired concrete sidewalk that caused leaks in parking spaces 160, 161, 163
- Repair cause of leaks in parking spaces 83 and 84
- Waterproofing rear planter-box in 1645 Building
- Replace stucco, wall flashing and weep screed in exterior of Unit 116, 1645, Water intrusion
- Decontamination of storage unit #83 – Water intrusion

April 2010

- Repair drain in 1655 planter box
- Repair drain in 1645 planter box

- Chemical spraying of pine trees to prevent Bark Beetle infestation
- Waterproofing rear planter-box in 1645 Building

May – June 2010

- 1645 West Garage Gate – Separate pedestrian door from gate to eliminate repeat service calls due to inconsistent functioning
- Purchase and install 2 new barbeque grills

July 2010

- Spray to eradicate white fly
- Repair drain in front of unit 110 – Drain leaking into garage

August 2010

- Termite inspection of all 90 units and common area structures
- Waterproofing repair of stairway landing outside Unit 131, 1655 Building

September 2010

- Repair drain in breezeway of 1645 Building
- Replace several plumbing gate valves in 1645 Building

October 2010

- Fill in abandoned jacuzzi next to Tennis Court area – Safety purposes
- Install shepard hooks along the tennis court perimeter and on top of the tennis court pedestrian gate for security purposes
- Lateral cleaning of all horizontal plumbing pipes, 3 buildings
- Replace rotted overhead beams in breezeways throughout complex

November 2010

- Replace stucco, wall flashing and weep screed in exterior of Unit 110, 1635 building – Water intrusion
- Construct retaining walls in all gas meter areas to protect gas lines
- Core garage ceiling above Parking space 116, 1645 building to reach cracked pipe and repair leak