



PINEWOOD VILLAGE UNIT OWNERS ASSOCIATION

Hello Pinewood Village

The Pinewood Village Board met on April 23, 2021. This letter will give you a summary of the topics covered and resulting actions.

Present at the meeting were:

Board Members: Ilana Grallert (President); George Blike (Treasurer); Roger Clarkson; Linda Barton

Unit Owners; Jan Bent # 3, Rebecca Johnson # 9

Moseley Associates: Kara Mosley

Former Board member Barbara Newton resigned from the Board earlier this month because she sold her unit and is no longer eligible to be on the Board. The Board thanks her for all her invaluable input during her short tenure. The Board asked Linda Barton to join and she agreed to come on temporarily until the fall elections. The Board thanks her for stepping up.

Covered Agenda:

Minutes of the March 2021 meeting were approved.

Financials:

George presented the financial reports for March 2021 and reported that we are ahead of our projected budget and that there were no issues with the report which were approved by the Board.

Board of Directors

Ilana Grallert, 603-558-1813, Linda Barton, 603-359-4591; George Blike 603-359-3256, Roger Clarkson 603-359-3256

Siding update:

The Board received the final proposal from Poanessa Builders which included precise measurements and calculations regarding the amount of siding need for each building. The Board met to discuss the proposal on April 22 and also met with Brian Roy of DKM on April 26.

The proposal was accepted on April 26 and the Board informed Brian to proceed with drawing up a contract with Poanessa.

The meeting with unit owners is scheduled for May 7, 2021 at 3 pm, via Zoom.

During that meeting George Blike, who has been working closely with our bookkeeper/accountant Ruth at Moseley, will present an overview of the project and the steps that have been taken to get to this point. He will also lay out the details of the Special Assessment costs to individual owners and financing options for owners to cover these costs. Brian Roy will be present at the meeting and there will be time to ask questions.

More information will be sent out on Friday, April 30, 2021 to each owner.

Insurance:

Richard Logan of Goss and Logan Insurance Agency which is the Association's insurance agent joined the meeting to explain our coverage. He explained that the way the policy is structured is on a replacement cost basis. We have nearly \$10 million of coverage that is available on a blanket basis for any one of those units. However, the insurance does not cover wear and tear of a unit, including rot. That said, Richard pointed out that we would bring in an adjuster to look at the rot and there might be a chance that it will be covered up to \$15,000.00.

He also pointed out the importance of each unit owner to review their personal policies. Kara recently sent out information regarding this and if you did not receive it, please contact her or the Board. Richard would be happy to talk to any unit owner and review their policies with them.

Unit Issues:

Unit 5

The cracks in the floor of the unit have been filled by Wet Basement Solutions with a 10 year warranty. It was also discovered that the flooring underneath was not wet so that the unit will not need interior perimeter drainage or a sump pump

Unit 22

The repairs and insurance reimbursements in regard to the extensive water damage to the unit is ongoing. The Board feels that Kara has gone above and beyond in facilitating the work, being the point person between the owner and the contractors and the insurance companies. The Board will be paying her for that time.

The Board would like to remind owners to make sure that someone is looking after your unit when you are gone for any length of time. Even though Moseley and the Board should be informed of absences, it is not the responsibility of the Association or Moseley to look after a unit. You could ask a neighbor or hire someone at Moseley's to do so. This is especially important during the winter months and it was a hard lesson to learn for the owner of unit 22.

Off-site Parking:

The Association recently lost access to the overflow parking lot on Oak Ridge Road. While we are looking for another solution for those who have a third car, Wellspring Church has offered to rent spaces to us until August. The rental fee will be paid by the individual owners who have informed Kara of the need for a third spot. If you have any ideas about a long term solution, please do not hesitate to contact the Board.

We would also like to remind owners that they need to use their driveways and garages in order to leave the guest parking open to guests.

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Dryer Vents:

Kara reported that only half of all the owners have gotten back to her in response to her mailing. She will reach out to individual owners but the Board would like to reiterate the importance of having the correct dryer vent as the incorrect ones are an extreme fire hazard and will need to be replaced ASAP.

Spring Walk:

The Association has scheduled the spring walkabout for May 10, 2021.

Asphalt Sealing:

Kara will get a quote to have all the cracks in the roadways, walkways and driveways sealed. This will help to keep the roads together until we can do the repaving, which will be the next capital expense project after the siding.