



PINEWOOD VILLAGE UNIT OWNERS' ASSOCIATION
August 30th , 2021

Hello Pinewood Village:

The Pinewood Board met on August 18th, 2021. This letter will give a summary of the topics covered and the resulting actions.

Present at meeting were:

Board Members: Ilana Grallert (President), George Blike (Treasurer), Linda Barton (Member-at-Large)

Unit Owners: Jan Bent (Unit 3), Barbara Pringle (Unit 6), Christopher Ashley (Unit 11), Mort Wise (Unit 30), Ridie Ghezze (Unit 2), Ellen Raber (Unit 10).

Moseley Associates: Kara Moseley

Covered Agenda:

July 2021 minutes were approved.

Financials:

We are doing very well with our finances this year. The current operating budget expenses are below the planned year to date expenses due to reduced spending on Landscape and Other Grounds Maintenance. Those savings will be important since we utilize those funds to address upset perimeter plantings related to the siding replacement project at each unit. As previously indicated, some older plantings need to be cut back or removed to allow access for siding installation. We hope to reinstate the landscaping and other grounds maintenance at the completion of the siding project next spring/summer.

The reserve budget is similarly on track. The unexpected significant maintenance issues (e.g., foundation repair) are being covered by our reserve fund income. Finally, the special assessment funding to cover the large capital siding replacement plan is similarly proceeding without incident and the payment

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schedule is easily being met, while maintaining a reserve minimum we believe should not go below ~\$85,000 dollars. George presented the financial reports which were approved and are available to owners on request.

Note: It is now the time of the year that we plan for next year's needs. An estimated annual budget for next year will be forth coming, so the owners have ample time to review and provide feedback/input so that we can have a final budget ready for approval at our annual owners meeting on October 15th, 2012.

Siding Update:

The first Units 10-12 are proceeding nicely. There have been some problems with Poanessa, but Tony has gotten those issues resolved immediately. These have mainly involved daily cleanups such that our community can continue to look its best during this construction time. The Poanessa crew has striped most of the siding from Building 10-12 and installed new Tyvek house wrap where siding was removed. Two inspections were conducted, and no rot damage was found. However, there were minor flashing problems left over from the past roofing work that needs to be addressed on this unit and likely others. Poanessa will replace this step flashing and add additional ice and water protection where needed during the siding work. New siding is scheduled to start on Building 10-12 on Monday/Tuesday.

The Poanessa crew has striped most of the siding off Unit 1 and installed new Tyvek house wrap where siding was removed. There is less fiberboard and more plywood on this building, but similar upper dormer flashing problems from the past roofing work was evident as well as some rot damage under two windows. The rot damage will be repaired, and the flashing problems fixed. New siding will be installed directly following completion of Building 10-12.

Ponessa is working with Tony to determine which building(s) will be next. We will immediately notify unit owners of schedule updates. We are hoping windows will be in any day now and he can get started on a building with windows before fall hits. Another unit will not begin until most of the siding is installed on 10-12 and/or the unit is close to completion. Tony is present several days a week and his lead foreman Mike is on the job each day. If you have any issues, please feel free to approach either directly, but let me know so that I can follow up with Tony.

So far, there has been no additional cost for fiberboard replacement, but we will incur a change order charge for rot damage and flashing repairs.

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As mentioned above, we are having to confront the need for perimeter plants to be cut back and in some cases removed to allow for the effective installation of the siding. Moseley has worked with Lundy to develop a plan to address these issues as they arise. The Board will be putting together FAQs for owners regarding perimeter plantings and our approach. We expect to send this out shortly.

Mylar Update:

The final updated PWV unit plan drawings were sent out to all owners on August 8, 2021, with an accompanying explanation email about the project. The updated unit plans are now on file at the Graton County Records Department (GCRD). Ron Tabor has agreed to continue his service with individual owners who choose to make revisions and/or add-ons to their unit at a future time. Updating unit plans after renovations will be an Association requirement. As an owner goes through the renovation/addition approval process with the Board, they will be provided information about R.Tabor's service and the related costs. To date, no PWV owner has indicated that the unit plan drawing, they received on August 8, is incorrect.

The Board will provide information regarding the necessary steps for an owner to request a copy of their unit plan from the GCRO. This will eventually be posted on the PVW Webpage.

Garage Doors:

Garage Door Rusting. Overhead Door of Rutland is looking into the warranty of the doors and will get back to Moseley regarding the status.

Ice Melt. Moseley has brought the issue of excess amounts of salt being used and its effect on the grass and associated landscaping to Lundy's attention. The company is concerned for safety and does not appear to be flexible on reducing salt quantities. However, the board is pursuing other more environmentally acceptable options, such as Calcium Chloride, Potassium Acetate, Urea, or Beet Juice vs. the typical rock salt. There are pros and cons associated with each of these alternatives and some of these appear more expensive and options will be discussed at the upcoming annual meeting. We will be pursuing quotes on other options.

New Pinewood Village Website:

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The link for the new website is now live: **pinewoodvillagenh.com**. Please look at our new site and let us know if you have any additional suggestions and/or pictures that we could add to the site.

New Board Members Still Needed:

As mentioned in last month's newsletter, the Board is going to put together a nominating committee to find 2-3 new board members. However, if you are interested in either role, it would be greatly appreciated, and you are welcome to contact me or any Board member directly to discuss. The slate of nominees will be voted on at the annual October meeting.

Annual Meeting: The 43rd Annual Meeting of Pinewood Village Unit Owners Association will be held on Friday, October 15th, 2021, at 3pm via Zoom.com.

Full details with agenda, draft budget and proxy will be sent out shortly.

Next Board Meeting: Friday September 17th, 2021, at 3pm via Zoom.com.

Thank you all. If anyone has concerns or questions, please feel free to contact me or any member of the Board. And please if you have any suggestions for us regarding our community, we welcome your input.