



PINEWOOD VILLAGE UNIT OWNERS' ASSOCIATION
September 27th , 2021

Hello Pinewood Village:

The Pinewood Board met on September 17th, 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)

Unit Owners: Jan Bent (Unit 3), Barbara Pringle (Unit 6), Mort Wise (Unit 30), Ridie Ghezzi (Unit 2), Ed Heald (Unit 17), Ellen Raber (Unit 10).

Moseley Associates: Kara Moseley

Covered Agenda:

August 2021 minutes were approved.

Financials:

George presented the financial reports which were approved and are available to owners on request. With 11 months of our fiscal year complete, we remain in a strong position regarding our operating budget and reserve funds. We have maintained discipline to spend less than budgeted (in our operating budget) by ~\$30,000.00 for the year-to-date. These funds will be used to address the perimeter planting issues associated with the siding project over the coming year. The reserve funds remain stable, and we will not need to initiate our loan for the siding project until November 2021 in the new fiscal year. The siding project continues to remain on budget, although the pace of siding completion is closer to 3weeks per building, rather than 2weeks.

Reminder: The estimated annual budget for next year was sent out to all owners on September 1st from George Blike via Toby Gunn. Please reach out to George ASAP if you have concerns/questions/recommendations on the estimated budget

Board of Directors

Ilana Grallert, 603-558-1813, Linda Barton, 603-359-4591;George Blike, 603-359-3256; Roger Clarkson , 603-643-6004

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for next year. It is important for us to get any feedback to George prior to approval at annual owners meeting on October 15th, 2012. [[email-georgeblike@comcast.net](mailto:georgeblike@comcast.net); cell phone (603)359-3256]

Siding Update:

Units 10-12 and Unit 1 are now complete, except for the exterior utility closet on the end. A work order was put in to have the forward-facing foundation of the two completed units repainted and the well covers replaced. Units 3-5 have been stripped and new siding will start later this month. Units 3-5 also have (2) dbl windows to be replaced which we plan to install immediately prior to the siding installation. There was a small amount of rot damage on Units 3-5.

The crew that does the siding removal will be leaving for a week in a half servicing another client and then come back. They will then start on Units 2-4 roughly on Sept 28th. There are also some windows to be replaced in Units 2-4. After that, siding removal and installation on Units 6-8 will begin.

There was a mix up by the contractor regarding the colors that was determined after Units 10-12 were completed. Even though all the colors were confirmed when we ordered, it turned out that at the time of selection and delivery, there was one color that the company was no longer producing. The manufacturer talked with Poanessa, and both thought they had picked a similar color. However, for a variety of reasons this did not turn out to be the case and the color is much lighter than what had been chosen.

Unit 1 and Unit 20 were scheduled for the same color. However, the owners of those units were consulted, and they accepted a new color (natural clay) which was closer to what everyone had originally picked. The manufacturer switched the colors out at no extra costs within a week so that the project was not stalled. The owner of unit 10, Ellen Raber, did voice her concern about the mix-up and was enquiring about a possible price reduction from Poanessa, since this was entirely their error.

The project is moving at a good speed, within the expected time frame.

Note: Unit 3/5 reported an increase in mouse activity after the removal of their siding. Pest control was called in and they sprayed and put out some traps. If this becomes a problem, unit owners can contact maintenance directly for assistance.

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New Unit House Numbers:

It was pointed out to the Board that with the new siding should come some nice new house numbers. George had done some research and suggested clips that could be inserted under the siding which would prevent having to drill into the new siding. He also suggested a round/oval slate plaque with numbers that could also be reflective. To maintain uniformity throughout the Village, all the numbers will look the same. Owners should have received an email showing examples of the selected approach and asking for comments. The selection will be finalized at the annual meeting. We thank George for his help.

Unit Cost Reimbursement Policy:

There have been instances when unit owners have requested reimbursements for fixes that have not had prior Board approval. The Board discussed that reimbursement of costs for issues that were taken care of without getting prior approval from the Board and/or Moseley is not acceptable. The Board decided to honor some previous reimbursements which are connected to things that were done under the previous board. However, moving forward unit owners must inform Kara and/or the board about any issues in which they expect reimbursement so that they can be evaluated by us and our insurance person before any kind of reimbursement request will be accepted.

Failure to get prior Board/Moseley approval will result in a denial of reimbursement from this date on.

Unit Approved Work:

1. Unit 17 ongoing structural issues are being assessed by a structural engineer and a path forward determined as part of an approved condo expense.
2. Unit 9 has been approved to add a Solar Tube at their expense.

New Pinewood Village Website:

As reported last month, 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.

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New Board Members:

Mort Wise (Unit 30) has agreed to be join the slate of nominees for board positions. He will join Ellen Raber (Unit 10) and Christopher Ashley (Unit 11). Linda Barton and Roger Clarkson will stand down and the Board would like to thank them for their service. 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 help on Friday, November 17th, 2021, at 3pm via Zoom.com. Ilana will write a president's report and the meeting will be led, via zoom, by George Blike.

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

Next Board Meeting: Friday November 19th, 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.