

Oak Hill at Spring Ridge HOA 2023 Action List
Major Projects

	<u>Description</u>	<u>Status/Comments</u>	<u>Completed</u>
1	Obtain proposal to repair and paint metal fences	Diane obtained proposals from Certa Pro and PR Painting. The Board approved the proposal from PR Painting. PR painting will begin the work on July 25th.	29-Jul
2	Tennis Court - Landscaping	9/1 - Bob met with Mike w/Strauser to install trees on the west side of courts. Strauser sent 3 bids on 11/4. 11/22 Strauser sent a sketch of left side of tennis court. Diane forwarded to Board to review. The Board approved their proposal for \$6,174.06. The signed proposal was sent to Strauser and deposit made. The plants were installed in May and they are being watered on a timer.	May-23
3	Reserve Study Update	2/15 - Diane contacted Kipcon about a Reserve Study Update proposal. Kipcon sent a proposal which will be reviewed at the March meeting. The BOD approved their proposal. The signed proposal was sent to Kipcon. They sent a list of questions to be answered. Bob met with Brandon at Kipcon on May 22, 2023. Kipcon will finalize their report once they have more detail on the storm water management study. The board decided to not wait for the storm water study to finalize the reserve study. The reserve study was finalized on 10/17/23, which will take effect in 2024.	17-Oct
4	2022 Concrete Walk warranty work	Chimcrete to make repairs in spring 2023. A list of cracked concrete coating was sent to Theo. He was scheduled to complete the repair work in June.	23-Jun
5	Sign Posts - Rotten Post Caps	Diane obtained a proposal from Horst Signs. The Board approved the proposal. 2/15 - The signed proposal was sent to Horst.	May-23
6	Tennis Court Surface - Warranty work	An owner reported a problem with the new surface in the south west corner. Diane reported the problem to Schlouch who resurfaced the court in the spring of 2022. The court is under warranty and will do an inspection in the spring of 2023. 4/3 Diane sent a follow up to John Reinhart w/Schlouch. They visited the site in May and the surface issue on the lower left hand side of the court to have improved, as it seems to be correcting itself. If they recoat that area, it would be much more noticeable than the current condition due to fading. The surface has no delamination and seems perfectly fine, except for the dark marks which are subsiding. The center strap and net handle are missing. John from Schlouch is working to replace these items.	May-23
7	Storm water management - Potential sink holes	Bob contacted two companies (Entech & Spotts, Stevens & McCoy). Diane contacted Kipcon and received a proposal for surface drainage, which was sent to the BOD on 11/23/22. The Board approved the proposal from Kipcon to inspect and provide a report. Afterwards Bob received a proposal from Entech which included the entire community. The cost for Entech was much more than Kipcon. The Board voted to terminate the contract with Kipcon and approve the proposal from Entech. Task 1 was completed on June 7th. They expect to have plans by the end of June 2023. Task 2 was completed and Entech is waiting for documents from the Township. 10/31 Entech sent the plan noting the problem areas. They will prepare plans for preliminary improvements to address the problem areas.	
8	2023 Dryer Vent Cleaning	1/27/23 An email blast was sent to all owners. A reminder was sent with the March newsletter. A reminder email blast was sent on 9/28/23. The deadline is 12/31/23.	
9	2023 Aeration & Over seeding	The BOD approved a proposal in Oct 2022 for \$3,537.22 for full aeration and partial over seeding to be done in the fall of 2022. The work was not done due to dry conditions. Strauser will spot aerated on May 31st and oversee at no charge. Strauser submitted a proposal for the fall 2023 aeration and overseeding to be reviewed. The Board approved the proposal from Strauser, the work is scheduled to be done on October 19, 2023.	19-Oct
10	Capital Contribution Update	The BOD approved changing the Capital Contribution amount to 6 months of HOA fees. Diane drafted an updated resolution to be reviewed. Bill provided an updated Resale/Transfer Fee Resolution, which was approved effective 7/1/23.	23-Jun
11	2023 Unit Maint Inspection	Diane completed the spring inspection on May 11th. Letters were mailed to all owners on May 22nd. They have until July 31st to complete the work. Diane e-inspected in September, 16 homes did not complete the work. We sent 2nd letter to those owners, they have 30 days to complete or they will be fined \$100 per month until completed.	

