

Proposed Victorian Gables Architecture Committee Priority List July, 2023

Maintenance/Replacement Work Already Done in 2023

1. Window Wells- Units 3, 22, 35, 37 (12 total, \$19,200)
2. Roof leak unit 23 (\$2200 so far)
3. Mold from Water Seepage Around Window Well - Unit 36
Window well contractor addressed some issues at **no charge**
4. Add Dirt Around New Window Wells - Units 2, 13, 14, 17, 19, 26, 27, 32
Some addressed by contractor at **no charge. (cost of soil <\$50)**
5. Garage doors (2 total, units 9 & 26) (\$2096 of cost in 2023)

High Priority Maintenance/Replacement Work Not Yet Done (But status unknown)

1. Garage Door Painting - Unit 9 & 26 – ***
2. Window Wells - unit 39 (install 2 window wells) **
3. Gutter and Downspout Repair - Units 16, 24, 32 – ***
4. Deck Support Post Repair - Unit #4 (rotting); **no cost** from Kestrel Builders (Don Scott) - *
5. Deck Surface No Longer Flat - Unit #32 (support beam warped);
Quoted as time and materials from Kestrel Builders - *
6. Roof Repairs for Water Leakage on Front Door Porch - Unit 2 - NoCo Roofing? - **
7. Repaint where bottom framing of mainly south-facing windows is cracked - ***
(units 1,8,10,15,17,20,21,22,24,26,27,29,31,32,33,34,36,38,40)
8. Fence gate at #21 sagging and is no longer latching properly
Contractor who worked on it previously should be contacted to address it - **

***Need scheduling**

****Need quote and scheduling**

*****Need contractor, quote, and scheduling**

Lower Priority Maintenance for 2023

1. Tuckpointing - Unit 36
2. Skylight – unit 20 –stain from small leak at a no longer used opening mechanism
When roofer doing other work, ask opinion and quote – may be owner responsibility

Discussion Topics

Drainage of exterior water away from units to prevent water damage

1. Landscape grading – many units appear to have improper grading
What is owner responsibility? Where? At the very least, owners must be vigilant
2. French drains – many appear to be clogged
3. Window wells and covers
4. Importance of clean gutters and downspouts

Gutters and downspouts throughout the HOA

1. Gutter cleaning
Is what we do worth it? What would better?
2. Gutter Leaf Guards? (Leaf Filter)
Type? Cost? Installation? Experiment on some units?