

VGHOA Architectural Committee Report

April 9, 2025

Summary

The Architectural Committee is focused on this busy maintenance season and has completed the garage door replacements on 19 units as of Tuesday. The painting scheduled for this year should begin around the end of this month or beginning of May. Any gutter or heat tape issues are being addressed as they come up with most problems being linked to the reinstallation of the old heat tape. One Architectural Change application was submitted and approved this quarter for replacement of exterior lights on Unit #21.

Maintenance Requests Rcvd or Outstanding

- Possible soffit repair needed on Unit #2. Previous contractor got a new job so working on finding another carpenter to take a look at it.
- Email went out to several owners identified by Dale as possibly missing window well covers which are recommended but not required. One owner contacted Dale with comment/update. The 9 remaining window well replacements will be done in conjunction with other work (deck replacement/repair, etc) or at owners' request.
- Some missing grout or loose bricks have been noted on several units; committee is researching contractors and costs.
- Committee is still working on getting bids for concrete work so budgeting can be looked at.

Planning and Priorities

Painting of 20 units this year which will complete 11 buildings (one building was painted last year by owners) and is moving forward following the garage door installations. The spreadsheet that we are working from shows the buildings that will be done this year. It includes comments regarding priorities, scheduling and estimated and actual costs. Several owners have already selected one of the new colors; it was felt that having at least one building in each of the 4 new colors should be done first in order to give all residents a real example to see. There are several owners that have selected the existing color so they can have the option to change if they want once they see the others.

Next year's plan would be to replace the remaining 13 garage doors (8 were replaced within the last 5 years) and to complete the painting on the other 18 units. By the end of next year, the community should be looking great with all new garage doors and fresh paint!

We are continuing to evaluate the needed concrete work and fencing work on 8 units that was not done previously.

Per the vote at the last board meeting to transfer the responsibility of exterior light replacements to each owner, we are no longer researching wholesale options.

Action Items for Board Consideration --- None at this time.