

THE FYI

www.edgewoodtownehouseassociation.org

95 Westbrook Way, Eugene, Oregon 97405

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Please remember to pay your monthly homeowner dues of \$600 by the first day of each month.

Edgewood
 Townehouse Association
 95 Westbrook Way
 Eugene, OR 97405

Request to Homeowners

Please send your recommendations of good experiences with **Cleaners** (for clubhouse) and for **Contractors** (dry rot/siding and other repairs)

UPCOMING EVENTS

Quarterly Homeowners Meeting: Open Forum in clubhouse, April 23, 2024 7pm

Board of Directors Business Meeting: Hybrid (clubhouse and zoom), May 14, 2024 6:30pm

Wi-Fi Clubhouse Password: ww95ww95@E

Edited by: Misty Krukoski

MESSAGE FROM THE BOARD

Preserve • Restore • Maintain

Over the last several months the Board has been discussing our current insurance situation. At next Tuesday's Quarterly Meeting, the membership will vote on a proposed addition to our By-Laws which will clarify our insurance standards. Our current governing documents are over 50 years old and have only 2 fairly vague sentences about what type of insurance coverage the Association should carry. In the same way that our buildings need additional maintenance with age, so do our governing documents.

Currently we spend approximately 20% of our annual Operations Budget on insurance costs, which is anticipated to rise if we continue with the same type of coverage we currently have. We have had over \$500,000 in claims over the past few years, which means we will likely be facing a significant increase in insurance costs as well as a much larger deductible if we continue to carry the same policy. Our claims history, as well as the amount of exposure we face also puts us at risk of having to move to a high-risk policy.

We currently carry what is called a "Platinum" policy. This policy covers not only all structural elements of our buildings and common areas, but also covers all interior fixtures in each homeowner's property- appliances, counters, flooring, cabinets, etc. The Board is looking to move to a "studs out" policy, which should help us to keep our insurance costs under control. This type of policy will be more limited than what we currently have, but will allow homeowners to cover their properties at a more individualized level. A "studs out" policy will still cover the buildings and all structural elements, however interior finishings would now be the responsibility of the homeowner to carry appropriate coverage. This type of "studs out" policy is very common among homeowner's associations.

For many of you this (proposed) change would not have any affect on your current insurance policies; many lenders require this more comprehensive coverage and many agents recommend higher levels of coverage to protect assets. This proposed change will allow homeowners who have undergone extensive renovations to insure at a higher level to ensure full replacement value is covered without that cost being passed on to homeowners with more modest interiors.

We highly encourage as many homeowners as possible to vote on this proposed addition- we would greatly appreciate everyone's input. Voting will take place at the Quarterly Meeting from 7:15-8pm. Homeowners may also fill out a proxy ballot and send it with their designated proxy voter- please reach out if you need someone to volunteer as your proxy. Proxy ballots may be submitted electronically to your proxy, but must be turned in in person at the meeting.

I have attached a copy of the proposed Insurance By-Law, the current limited insurance language in our governing documents, and a proxy ballot to this email. Please reach out me if you have any questions.

Merryn Gregory
President
 Edgewood Townehouse Association
 president@etaboard.org

All Board Members
 board@etaboard.com



EDGEWOOD TOWNEHOUSE ASSOCIATION BOARD OF DIRECTORS OPEN FORUM MEETING

April 3, 2024

The meeting was called to order at 7:00 PM.

The purpose of this meeting was to inform homeowners about the proposed changes to the ETA bylaws Article XVII, Insurance.

The meeting was attended by Merryn Gregory, Patricia Mullen, Connie Hirsch and Dan Goodlett with Frank Gaddini attending and six homeowners. Jan Connell, Wayne Russell, and Simone d'Aubigne did not attend.

Merryn Gregory, president, provided the audience with an overview of the proposed amendment to the bylaws along with the background leading up to these critical changes to our insurance.

Some of the highlights of the presentation:

- ETA is spending \$60K for insurance or 20% of our annual budget.
- In recent years we have submitted claims totaling well over \$300K.
- Due to the number of claims, our insurance will be much more expensive and we could face the possibility of being canceled and having to move to a high risk insurance pool.
- In order to keep insurance costs under control, ETA needs to take a strict studs-out policy for those items that would be covered under the ETA master policy. Studs out policies are the standard type used by HOAs in today's market due to the overwhelming increases in claims nationwide. This is due to factors such as increases in wildfires, hurricanes, tornados, flooding and other climate change occurrences.
- Reducing coverage will place the burden for studs-in coverage on the homeowner.
- Homeowners may already be paying too much for individual unit insurance because the ETA policy traditionally covered items that may be covered in individual policies.
- A motion was passed during our Mar 20, 2024, special board meeting on insurance to adopt the Bylaw Amendment Article XVII.
- This action reflects an industry-wide insurance standard for condos and townhomes, which is to insure using the studs-out model.
- If we suffer anymore major losses and associated claims, ETA could be dropped by our carrier, and we might be forced into a high risk pool.

For a deeper insight to the above, the board urges all homeowners to read the minutes for the last several meetings where we discussed insurance which are available in the FYI.

All homeowners are also urged to contact their insurance agents to make sure that they are covered adequately in case of loss. Some damages once covered by ETA insurance will no longer be covered. Also, ETAs deductibles are rising, and homeowners should have adequate coverage to cover those deductibles.

Merryn asked for homeowner participation. The homeowner at 190BB had some concerns and felt the wording was somewhat ambiguous. He felt that there were gray areas in the definition of what is studs-in and studs-out. He said that homeowners need an unambiguous document that shows what is covered and what is not, and felt that if he voted yes, he would be voting against his interests.

The subject of “how do property management companies handle this situation” came up. Frank pointed out that our organization is a small one and typically small HOAs prefer to be self-governed, so there is no template he has seen that would address the insurance need for an organization of our size. He said that what the proposed Bylaw Amendment Article XVII contains are the right steps towards a better solution. The insurance industry is changing and small HOAs like ours are dinosaurs who aren’t keeping up with changes in the industry, which putting us in jeopardy by having extreme exposure which is fiscally impossible for us to continue. Frank emphasized that, in his conversations with insurance companies, they are wanting us to “reduce our exposure” for them to even consider insuring us.

There were suggestions to make the governing documents flexible. For example a list of covered items should include the term “... are covered, but not limited to.” Merryn expressed the Board’s desire to update all of our governing documents in the near future, but we are pressed to pass this amendment for our May insurance deadline.

The term, party walls, was a source of confusion. Per Merryn’s discussion with our lawyer, each homeowner owns the complete unit, but the HOA has maintenance control over certain elements of that property, like roofs, siding, painting, etc. Our CC&Rs has a section devoted to party walls in Article 6.

Frank assured homeowners that if damage to foundations is sudden (i.e. earthquake) that they are covered, but if not, then foundations are repaired as a part of maintenance of the buildings.

The board was appreciative of the input from homeowners.

The meeting was adjourned at 8:23PM.



EDGEWOOD TOWNEHOUSE ASSOCIATION BOARD OF DIRECTORS MEETING

April 9, 2024

C **all to Order:** President Merryn Gregory called the meeting to order at 6:33pm. In attendance, Merryn Gregory, Patricia Mullen, Wayne Russell, Dan Goodlett, Simone d'Aubigne, and Connie Hirsch. Jan Connell was excused. Also in attendance was facilities director, Frank Gaddini, and 3 homeowners.

Approval of Minutes: A motion was made by Merryn to approve the minutes from March 12th and March 20th. Dan seconded the motion, and the vote was unanimous to approve the minutes.

Treasurer's Report 6:35

Wayne gave the treasurer's report. He prefaced the report by saying that he is trying to simplify our reports, so the numbers are more meaningful to all of us without having to study each item in a lot of detail. On the operational side, Wayne said he looked at the previous months' report relative to the current month. He pointed out that cash in the bank as of the report date is \$100K and was previously \$116K. Assets this month were \$33K, last month \$84K. That's a \$50K spread in total assets. Liabilities went from \$52K to almost \$13K. And total equity from \$32K to \$20K. In the special assessment line item, that item went from \$29K to \$28K.

Wayne suspects that some of the variance could be explained by transactions related to an insurance claim. Frank confirmed that typically we paid our remodeling contractor directly. But now, the contractor is pursuing that payment directly with the insurance company.

Dan Goodlett added that it sounded like it's an accounts payable issue that will probably have a journal entry or something to balance that out. We will have to monitor this item.

Wayne stated that we've got \$16K less in the bank than we had last month, so we're headed in the wrong direction as far as he is concerned, although we do have \$91K in reserves which is a big portion of the \$100K that we have in the bank.

He also reported there were a couple of items classified as "contracted labor grounds" where we're over budget by \$5,600. He assumed that these expenditures were related to the ice storm. Frank agreed.

Reserve Fund Report 6:46

Connie reported that she is updating the reserve study spreadsheets to present at the quarterly meeting and will print them out for whoever wants them.

She emphasized that spending for the ice storm damage is going to cause us to exceed our operations budget for 2024. And in order to pay for that overage, we will have to borrow from the reserve fund, cut more on operations, or look at a special assessment. It wouldn't be a huge special assessment.

Wayne responded by saying we should consider trying to stabilize our reserve fund with a special assessment.

Dan Goodlett added to the treasurer's report saying that he looked at the bank account online during the meeting and said we've been consistently putting \$29,200 into the reserve account since the beginning of the year

Merryn said she is uncomfortable with putting forward another assessment to the homeowners, but she acknowledged that it may be an option if circumstances demand. It's not something she is necessarily in favor of but thinks it's worth discussing. The board seemed to share this opinion.

Facilities Report 7:00

Frank stated the bulk of the facilities expenditures dealt with storm damage. He has added more storm damage costs as the result of a large tree that fell and damaged our irrigation system along Westbrook Way. We will see associated costs during the month of April.

Merryn asked Frank if we had any information and a description of what happened to the lawn and the irrigation system next to 1 WW. Frank replied that a motor vehicle backed into our peninsula at the entrance to driveway 2 WW and it must have been a very heavy vehicle because it penetrated into the ground about 8 inches. Patricia thought it might be one of two moving trucks which were in the driveway around that time. Frank said there might be some considerable damage to irrigation but won't know for sure until we do further investigation.

Frank reminded us that we are only 20 days away from the pressurization of the irrigation system.

Technology Coordinator Report 7:11

Dan said he talked to Merryn about getting a multidirectional microphone for the clubhouse so that we can have everyone be heard at Hybrid meetings at the clubhouse. He also said that he has reached out to Misty Roze about collaborating with the website.

Wayne wondered if we are still pursuing an electronic filing system that enables us to go directly to a file rather than searching back through emails to try and find documents. Dan responded that he is working on that.

Clubhouse Coordinator Report

Patricia Mullen would like us to look at bidding out cleaning of the clubhouse in some way. Right now, we are paying \$80 per visit. She thinks we could save some money by looking at other sources. Frank agreed to take that on.

Merryn suggested we put something in the FYI asking for recommendations from homeowners who have cleaners currently.

Welcome Coordinator

Nothing to report. Many houses were sold, but not many have actually moved in yet, some are doing interior work, and some units are still vacant.

New Business

Landscape Contract

A discussion about the landscape contract resulted in a few minor changes to the proposed document.

Merryn made a motion that we approve the new landscaping contract with the provision that we make the changes to correct the points brought up. Patricia Mullen seconded the motion. The motion was approved by unanimous vote.

Business Continued

Bylaws and Insurance 7:23

Merryn provided a recap of the town hall on Wednesday, April 3, in which we had a couple of very good questions. Merryn is following up with our lawyer regarding some questions raised by the homeowner at 71WW on the bylaw amendment language, and on the foundation questions the homeowner at 190BB raised. The lawyer will get back to Merryn at the end of the week prior to our next town hall.

Homeowners asked if there would be changes to the way ETA handles foundations. Merryn said our CC&Rs provide information on the association's maintenance responsibility, and the question whether foundations are exterior features. It is something that the association has covered for years, and ETA doesn't anticipate making any changes to our maintenance policy.

She stated that the next insurance bylaws forum is the thirteenth of April at 12:30 PM. She highly encourages all homeowners to attend.

Regardless of the outcome of the vote, our insurance costs will increase, but by how much we don't know because insurance company underwriters are waiting for the final bylaws vote to get us the final quote for the new coverage. She thinks our costs are going to be significantly less expensive with the insurance amendment to the bylaws because we will have less exposure with the Studs out policy. Currently, we are carrying 47 million dollars in insurance. In the event of a catastrophic event, rebuilding all of the properties with the building costs alone would be an enormous amount. All of the additional interior features that people have added to their homes are a large portion of what ETA has been insuring. For the long-term financial health of the association, these insurance cost will have to be taken on by each individual homeowner to cover their own upgrades, their own interior, their own property within their unit.

Patricia reminded us we need to get proxy ballots out. Dan also said we need to get notices out ten days before the meeting. Merryn, Dan, Patricia, and Frank agreed to a meeting to discuss the logistics on Friday, April 12.

Merryn said she will check with our lawyers to see if electronic (email and fax) proxies are legal.

Reserve Repayment 7:38

Connie reported that the repayment from the operations account for money borrowed from the reserve account that occurred in 2022 has been done and a transfer to the reserve account at OCCU has been made.

Ice Storm Update 7:39

Frank gave an update on the progress of cleanup after our ice storm this year. He noted that we have not spent a lot of time in the riparian right-of-way along the banks of the creek, which is something that we'll have to do during a warmer time of the year and when the creek has dropped in its elevation a little bit so we can actually get into the creek to clean up.

Frank thinks we've completed most of the clean up around living areas, the cultivated areas, which are the areas where we do maintenance. We've done some repairs and repainted the ceilings in units that had been damaged by water. One homeowner decided that they're not really interested in having that taken care of.

Connie suggested that a way to control operations expense would be to delay some of that storm cleanup if it doesn't necessarily have to be done right away, rescheduling it into 2025. Just as a way of maybe cutting down on those operations expenditures.

Frank replied that it's best done when the creek is at its lowest point, which is generally August and September but if ETA would like to delay that by a year, it is possible. Connie replied that she recognizes the downside, that we would have to wait till the following summer.

Wayne and Patricia suggested that we could have volunteers do that. Patricia added that Frank has done a great job.

Task and Calendar Updates 7:43

Dan summarized his meeting with Merryn and Patricia at the clubhouse to discuss individual items that are going to be entered into the calendar. He told board members to check mailboxes regularly because Google would notify by email any person(s) assigned a task or when they have been invited to a meeting.

Swimming Pool Maintenance Costs 7:44

Merryn said that saving some money on the pool is maybe something that we don't need to do because she was under the impression that we were doing hourly checks on the chemical levels in the pool, but, in actuality we're only doing that twice a day during the open season. Twice a day testing is something that we cannot get an automatic system for, but they do make automatic chemical testing units that will automatically track and record chemical levels in the pool. That might be something for us to look into. It would potentially allow us to cut back a little bit on the pool service if we could track those chemical levels ourselves. She also suggested that we might use pool skimmers and pool cleaners that are automated and they're about \$600 for good ones. Merryn suggested that we get two bids from our vendor, one using an automated system and the other to keep our contract the same as it is.

Merryn asked the board if ETA should proceed with getting these two bids, and there was consensus that we should. Merryn asked Frank to give us a breakdown on what our contracted laborers do to keep the pool area maintained.

Frank Gaddini reminded us that we need to be careful in our decision, that coliform levels in the pool must be measured twice a day per state law and we have to record those and have them available to the Board of Health. The Board of Health conducts random and unannounced inspections of the pool. We need to pick up debris that was generated at the pool and in the restrooms as well. The inspectors will also take a quick walk through the restrooms to make sure that there's enough paper available for people to use and just to make sure that people did not leave personal products in the restrooms as they take showers. We often find clothes, soap bottles and shampoo bottles, drinks, and food products. So, our contractor's job is to keep all of these requirements under control. Part of what they do is to include their visual observations and recording those observations daily in our pool log. When the Board of Health comes, they look at all those inspection records.

Simone asked if we were to automate would the logs from the automation satisfy the inspection requirements once done by human beings. Frank replied that it was possible but we also have to do visual observations. Frank added that he thinks ETA should look into automation and see exactly what those costs would be but warned that any kind of an automated system would be very expensive. Merryn responded by saying that she has investigated systems in the neighborhood of \$600 but it is only semi-automated and wouldn't automatically add additional chemicals to keep the pool in balance. She thinks the ones that she was looking at did not include the fecal coliform, or other testing that might have to be done. Frank stressed that we also have to control algae and that has closed our pool in the past.

Vendor Bidding 7:58

Vendor bidding biannually was discussed when Dan, Patricia and Merryn met regarding the calendar. Having contract review dates on the calendar will provide for continuity year to year. For this year, any category of vendor where we budget \$10,000 or more a year, will be sent out for bids to ensure competitive rates. This year we're looking at bids on the pool, painting, siding/dry rot contractors and our groundwater contractors. Frank will, or already has developed, simple RFPs to send out to prospective vendors.

Merryn asked Frank to get a list of vendors. Frank warned that sometimes vendor bids seem to be deals that are way too good but those vendors may not have experience or a track record/reputation. Merryn suggested that a shout-out be placed in the FYI asking homeowners for recommendations in those categories and, if those recommended vendors meet Frank's criteria, a RFP can be forwarded to them. She added that she is fairly confident that we have good vendors currently, but she thinks it's always helpful for the homeowners at large to be able to see that we're bidding it out and getting competitive bids.

Action Items for the Next Meeting

1. Ice Storm Costs - prepare for decision as to which account these costs will be billed - Frank, Melissa, Wayne/Dan
2. FYI - A. Patricia to notify Misty Roze of items to be placed in FYI (homeowner recommendations for Cleaners for Clubhouse and Home Repair Contractors);
 1. Minutes due to Misty Roze by Wednesday 4/17
 2. President's & Facilities Director Articles due to Misty Roze by Wednesday 4/17
3. Vendor Bids - prepare proposals to send out to vendors for Pool, Cleaners for Clubhouse, Dry-Rot/Siding Contractors - Frank
4. Ballot Preparation & Dissemination & Notices - Frank, Merryn, Dan, Patricia
5. Pool - Merryn to provide Frank with recommendations for pool vendors
6. Website & Directory - Dan to contact Misty-Roze re: website and access; Dan to complete template for Directory and provide to Patricia
7. Planned Roofing 2024 list - Connie to prepare for Board Meeting
8. Ice Storm Update - costs and repairs for Board Meeting - Frank
9. Set-Up for Quarterly Meeting - A. Patricia to contact and arrange for greeters and ballot counters, B. Merryn to provide email blast with amended Insurance document and corrected Ballot/Proxy and send out through mail chimp; C. Set-Up for Meeting - Frank, Patricia, Merryn, Dan
10. Insurance Company - Merryn to contact AMFam after vote for insurance costs and info
11. Hybrid Meeting for BOD 5/14 - Dan to get new microphone so that Hybrid meeting is possible

Frank announced that a long term resident and former ETA office holder, Barbara Kensler, passed away.

The public portion of the meeting was adjourned at 8:09 PM and an executive session followed.

Board of Directors Contact:

We will be changing email providers soon, please use this email for all board members :
board@etaboard.org

Merryn Gregory, President 503-381-8903

Patricia Mullen, VP 541-973-9050

Dan Goodlett, Secretary 541-357-2075

Jan Connell, Member at Large 845-820-9514

Wayne Russell, Treasurer 989-430-8573

Connie Hirsch, Member at Large 541-335-9280

Simone d'Aubigne, Member at Large 541-731-7488

BOARD MEMBERS NEEDED
Interested in becoming a Board Member?
Send us an email: board@etaboard.org



EDGEWOOD TOWNEHOUSE ASSOCIATION BOARD OF DIRECTORS OPEN FORUM MEETING

April 13, 2024

The meeting was called to order at 12:35 PM.

The purpose of this meeting was to inform homeowners about the proposed changes to the ETA bylaws to include an Amendment Article XVII, to address ETAs responsibilities for providing insurance for common property.

The meeting was attended by Merryn Gregory, Patricia Mullen, Connie Hirsch, Jan Connell, Simone d'Aubigne, and Dan Goodlett with Frank Gaddini attending and seven homeowners. Wayne Russell was excused.

Merryn Gregory, president, provided the audience with an overview of the proposed amendment to the bylaws along with why these insurance changes are critical for ETA. The same format was used as the meeting held on April 3, 2024.

Some of the highlights of the presentation:

- ETA is spending \$60K for insurance or 20% of our annual budget.
- In recent years we have submitted claims totaling well over \$300K.
- Due to the number of claims, our insurance is getting more expensive and we could face having to move to a high risk pool for insurance.
- In order to keep insurance costs under control, ETA needs to take a strict studs-out policy for those items that would be covered under the ETA master policy.
- Reducing ETA coverage will place the burden for studs in coverage on homeowners.
- Homeowners may already be paying too much for individual unit insurance because the ETA policy traditionally covered items that may be covered in individual policies.
- A motion was passed to move forward to adopt the Bylaw Amendment Section XVII on insurance during the Special Board of Directors Meeting on March 20, 2024. The motion is to vote on the adoption of the new section in the bylaws, not a vote to determine the type of coverage ETA should carry.
- This action reflects an industry-wide insurance standard for condos and townhomes using the studs-out model.
- If we suffer anymore major losses and associated claims, ETA could be dropped by our carrier, and we might be forced into a high risk pool.

For a deeper insight to the above, the board urges all to read the minutes for the last several meetings where we discussed insurance which are available in the FYI.

All homeowners are also urged to contact their insurance agents to make sure that they are covered adequately in case of loss. Also, ETAs deductibles are also rising, and homeowners should have adequate coverage to cover those deductibles.

Merryn asked for homeowner participation. As in the previous meetings the subject of what is covered and what is not covered was raised. For instance, party walls, foundations, plumbing, windows, drywall, sewers, sliding glass doors, garage doors, front doors, and others were discussed. The biggest hurdle for homeowners to understand is the definition of ownership versus maintenance. While we all own our properties from the roof down, we don't own the burden of maintenance directly. Maintenance for exterior buildings, as defined in the CC&Rs, is communally managed with money from dues and assessments. Merryn said that, for the most part, what we have maintained in the past we will still maintain.

The homeowner at 71WW pointed out that our proposed wording contains a contradiction in regard to what insurance that each homeowner should carry, as it relates to studs-in as it is written in Section 6 of the amendment. Merryn agreed and seeing that a quorum was present called for a vote to change the amendment. Merryn made the motion and Patricia seconded it. The motion changing the proposed bylaws amendment is as follows:

“Owners shall be obligated to carry property insurance with extended coverage endorsements in the amount of the replacement value of such Owners home interiors from the studs in.”

The motion passed unanimously.

Once again, Frank assured homeowners that if damage to foundations is sudden (i.e. earthquake) that they are covered, but if not, then foundations are repaired as a part of the general maintenance.

Frank said to the homeowners present that (the amendment) is **THE SMARTEST MOVE TO MAKE AT THIS TIME.**

The board was appreciative of the input from homeowners.

The meeting was adjourned at 1:45PM.

Looking Back Over March 2024 Facilities and Operations Report

This report is a review of facility and grounds work performed in March 2024.

Originally, March, named after the Roman god of war, was the very first month of the Roman calendar. Symbolically, we can make sense of the arrangement. In the Roman's geographical region, the grips of winter are just beginning to lose their hold in March. It makes sense that a year should begin as a new season of life begins too.

Interestingly, before Mars became popularized as a warmonger, Mars was actually the fertility and agricultural deity. Mars oversaw the new growth of spring, and encouraged the continuation of life (fertility, sex, procreation in human, plant and animal realms).

Whether a god of war or agriculture, the personality of Mars is charging, relinquishing and brutally assertive. We find this kind of fervent focus in the month of March too. At this point in the year, there is no stopping the burgeoning birth of new life. March (and Mars) is a high-speed locomotive on a single-focused monorail with only one objective: Explosive Expression!

Temperatures during the month were relatively normal for the season – fifties during the day and upper thirties through the night. Winter-to-Spring rains were also abundant as atmospheric rivers drenched our site and fueled the blooming of thousands of molds and moss on our buildings, softscapes and hardscapes. Moss management was a large part of our work. Daylight and darkness finally reached equilibrium on March 20th – twelve hours of sunlight and twelve hours of darkness. We began the march [pun!] towards the longest day, the summer solstice, on June 20th.

During the month, we recorded and completed fifty-nine (59) jobs. Over 20% of our work continued on with cleanup and repairs sustained in the January 17th Ice Storm. As the month drew to a close, a forty-foot Ponderosa with water-logged roots, uprooted and crashed directly over one of our backflow prevention valves. These devices prevent any of our irrigation water to re-enter and contaminate the city's drinking water system. The weight of the tree crushed our irrigation piping and the backflow prevention valve. We very carefully excavated the site to expose the damaged underground piping. We plan to have the repairs completed before our planned pressurization of our irrigation systems.

Another project we undertook in March was the installation of slip a resistant deck surface and a new handrail with balusters at 186 Brookside Drive. The wooden walkway leading to the front door was seriously slippery during the rainy season and no handrail or guardrail existed to protect the homeowner, or guests, or service people from slipping off the walkway into a three-foot trench. We custom built the handrail with wood materials to assure safety for all people accessing and egressing the townhome.

Three of our gutter systems at 135, 167, and 183 Westbrook Way were either repaired or replaced by our contractor during the month.

On our grounds, lawns, cultivated shrubs, a panoply of disparate sprouts responded to the steady rains, longer days, and warmer temperatures. Our contract laborers (college students) mowed the lawns and weeded a few of our shrub beds adding fresh bark to these areas.

One of the best features of Edgewood Townhouses are the one-hundred-and-thirty-five wonderous weeds that populate all over the grounds and creek corridors. Delicate fragrances of blues and blonds permeate through our natural areas especially along the creek. Smiles and good humor prevail among the walkers and residents who not only appreciate a lavender latte now and then, but really appreciate the serene landscapes that encompasses all of us. Think about it...? This is what makes Edgewood Townhouses such a great place to rest and recreate.

Enjoy Edgewood!

After all, there's more to life than life.....

Frank L. Gaddini,

etadirector@email.com