

Advisory Board Meeting Agenda
Green Valley Estate Common Area Trust 6/29/88
Tuesday, June 19, 2018

1. Cash Balance as of June 19th is \$23,161, payables still due and owing to Sal's Landscaping for prior year invoices is \$10,000. All 2018 bills for Sal's Landscaping are up to date and nothing is past due. We could pay him off right now with the funds we have, but I want to keep the money available to pay for all of the larger projects, like tree cutting, sinkholes, etc. that need to be done now. We should have him paid off by the end of the 2018, if not sooner.
2. 2018 Maintenance Fee. We have collected to date, \$64,500. That is approximately 71% of the \$90,000 billed. The initial billing for 2018 was mailed out in early May. Second mailing was sent out two weeks ago, payments are still being received. There is still \$25,500 in outstanding bills for 2018.
3. Prior Year Maintenance Fees. We still have about 56 people that have not paid, approximately \$10,700. We have sent out three mailings to collect funds. The next step is to turn these over to the Trustee to handle. We collected \$121,774 in prior year fees since October 2017. This amount does include credits that we gave owners for those that provided proof of payment for prior years. Past due homeowners had till June 15th to pay these fees. At the time of our April Meeting we were showing \$25,904 in past due fees, we now have approximately \$10,700 still past due.
4. We are having an issue with vandalism at the Pacific Ave common areas. The new soccer net was cut within a month of install. We have repaired the net the best we can. Should we replace or wait till next year? The bench that was fixed in April was broken again. We will repair this as there is a sharp edge on the end. A few new basketball nets were damaged. Staff will see if they can repair it, otherwise it will also be replaced. We used metal basketball nets thinking they would be more durable, we are going to look into the cloth nets. It was also discovered this morning that someone or something is poking holes in the interior roof of the pavilion. It was described by our maintenance staff that it looks like someone is sitting at the tables and throwing things up at the roof putting small holes in the vinyl siding material.
5. **Items completed to date:**
 - Painting the swing sets and basketball poles at all playgrounds
 - Elevating of the trees
 - Brush hog clean up along the paths on either side of the path
 - Clean up of the retention pond on Connecticut Ave
 - Removal of vines on the bridge at the Pacific Ave walkway to Connecticut Ave
 - Replacement of all soccer nets

Addition of pads on the poles of the soccer nets

Basketball nets were replaced where needed.

Benches were repaired where needed

Picnic table and metal benches were lightly sanded down to remove mold, possibility of painting in the future

Playground grade mulch was installed in May

Boards were replaced around the playground areas on Grande Ave

Swings were checked to make sure all chains and fasteners are secure

Toddler swing replaced at the Grande Ave playground

Painting of the railings at the Bridge on the pathway that leads from Pacific Ave to Connecticut Ave

Painting of the see-saw, bike rack, and basketball pole at the Pacific Ave Playground will be completed this week (6/18)

Fence and gate was repaired at Green Valley Road.

6. **Items that still need addressing:**

Sinkhole at Pacific Ave Retention Pond – scheduled to be repaired this week (6/18)

Sinkhole at Pacific Ave Walkway – scheduled to be repaired this week (6/18)

Sinkhole at North Carolina Retention Pond – scheduled to be repair this week (6/18)

Walkway paths need to be cleaned up and filled in, in certain areas temporarily till we can get the paths paved. My next project is to work on getting bids for this work. Maybe in 2019 we can do the work? Depends on how large the expense is to do the entire path.

Restriping of the basketball and tennis courts. I currently have a bid of \$950 to do all courts at once.

Spraying of the parking lot at Pacific Ave, walking path and playgrounds. All have been scheduled with Sal's.

Removal of weeds along the fence at the Pacific Ave playground

7. On Friday, June 8th I toured the property with Sal and we went over the whole path and around other areas to see what exactly needed to be done. Paths were in desperate need of removal of weeds, brush and debris. Trees needed a good trimming. Retention ponds needed some work as well as vines needed to be removed from the bridge on the walking path by Pacific Ave. Stone on the path needs to be cleaned up and the addition of more stone for a temporary fix. Paths need to be sprayed for weeds. Another sinkhole was found at the retention pond off of North Carolina Ave. A few of the trees at the Grande Blvd Playground were topped, by

accident. There was a misunderstanding as to what was to be done. Sal had guaranteed that these trees will grow back, if they do not, he will replace them for us.

8. I am still trying to find out who is collecting the trash for the common area. I was in touch with Waste Management on Friday as they service all the residents of Green Valley. They didn't think that they were responsible for the common areas. They are researching and said that they would get back to me with an answer. The trash cans at Pacific Ave are all full at this point. Other cans at the other playgrounds are being emptied and I believe because the cans at this playground aren't at curbside like the others, they aren't getting picked up.

9. There are signs at the playgrounds in certain areas that list the times of usage. I would like to get more of those signs and put them in others areas of the playgrounds where needed as some homeowners are calling and complaining about playground use late at night, loud music, etc. I suggested the homeowner should call the police for noise issues. We also need to update the Green Valley Estates sign at the corner of Grande Blvd. It was also suggested that we get signage for speed issues. Speed limit signs are placed throughout the development, it was mentioned that maybe the Trust would pay for "My Kids Live Here" signs that could be moved around every few weeks.

10. The slide won't be replaced this year but I will work on getting pricing to replace it possibly next year.

11. Trust paid \$3,200 in past due real estate taxes on the common area that were going to Tax Claim for 2016 and 2017. We paid those in May. These bills were not part of the 2018 budget.

12. I am working on getting bids for the 2019 budget.