

Report section	Recommendation
5.3 Paving/curbing	Seal paved surfaces every 5 years Resurface every 10 years Repair curbs every 10 years
5.5 Landscaping signage	Seasonal lawn treatments from operations fund Update signage (completed)
6.0 Structures	Pool deck arbor replace or remove (partially done) Replace wood siding on top of gameroom (completed top but needs siding) Update restrooms (completed)
7.1 roofing	20 year roof to be replaced by 2030 if no storm claims Downspouts should be installed for erosion control and water discharge at 10 feet from foundations
7.2 exterior finishes	Painting of doors trim on a regular schedule Exterior sealant to be applied and replace rotten trim (completed) Pool fence railings replace within 5 years Retaining wall posts at pool to be replaced (partially completed) Fronts of building stone walls with cracks to be repaired
8.1 HVAC Gameroom	Maintenance
8.2 Plumbing	Showers water hook up for pool (completed) (not in report)
9.0 Misc Amenities	Replace parking lot lamp posts install LED 2026 Pool deck resurface overdue Entrance sign update (completed)
Other not covered in 2013 study	Rotten siding replaced Rotten balconies replaced Rotten landings building 5 replaced Stairwells replace or restore (in progress) Balcony/patio inserts siding completed) Pool resurface Hot tub replacement at time when current can no longer be repaired Water pump replacement (1 large 2 small) Generator replacement Fire alarm control panel replacement bldgs. 1, 2, and 3 Electric panel replacements as needed Sewer line replacements as needed Update laundry rooms (completed) Tree trimming every 4 years along road Paint Hardi siding every 7 years Foundation inspections and repairs as needed Replacement of windows as needed

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Projected expenses tentative schedule by plugging in above list (rearrange years as needed).
 If an item is not needed it gets pushed a later year and more urgent items replace it. 10,000
 per year misc. costs should be figured in as well.

Year	Projects	Estimates	notes
current	A Gameroom siding B Arbor deck repair C seal parking lot D Pool fence repair E Stairwells Repair F Stairwells paint	A 1,000 B 000 C 4,300 D 000 E assessment F 2,500	These are from current funds not part of new budget
year	A Paint doors trim (84) B Stone Face repair bldg3 C Trim parking lot trees	A 1,500 B 1,000 C 1,500	Goal is to let reserve fund build as much as possible this year
Year	A Replace generator B carpet on landings* C retainer wall bldg2	A 10,000 B 30,000 C 2500	*can be staggered 6,000 per building (high bid Davids Abbey find lower one)
Year	A Repair curbs B Pool resurface C Tree trim at road* D seal parking lot	A 2,000 B 20,000 C 10,000 D 4,500	*replace taller trees with short ones such as dogwood to avoid future view obstruction
Year	A water pump 2 small* B hot tub in ground**	A 10,000 B 40,000	*if needed **when needed
Year	A Electric panels* B smoke alarm panels**	A 15,000 each bldg B 4,000 each bldg.	*5,000 per section (3 per bldg.) as needed **3 more to do as needed
Year	Paint buildings* B Seal parking lot C parking lot lights**	A 20,000 each bldg. B 4,500 C 3,500	*paint staggered as needed **lights staggered as needed @ 400 per post plus labor7 posts
Year	A large water pump*	A 25,000	*if needed
Year	A Install gutters	A 10,000	
Year	A Seal parking lot or B resurface parking lot *	A 4,500 B 70,000	*If needed only
year	A replace roof*	A 120,000	*may be required sooner per

			weather
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