



Waterford Place
Homeowners Association, Inc.

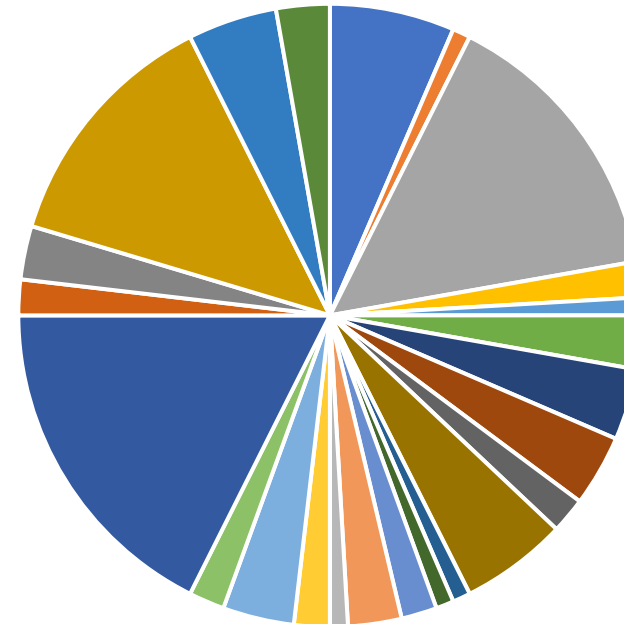
A Year in Review: 2021
Board of Directors Report

Waterford Place HOA Activity Report 2021

- Replaced damaged and decaying tree well retaining wall located in the south side cul-de-sac island
- Repaired stormwater drain near the entrance to the community
- Resurfaced/paved Waters Row Terrace and parking lanes; added new “SLOW” road stencils, replaced “STOP” road stencils and “Reserved” parking stencils on curbs; restriped parking lanes
- Replaced degraded concrete curbs/gutters and mailbox cluster pads to eliminate tripping hazards
- Tree removals and pruning (Common Area)
- Removed bald-faced hornet nest from a Common Area tree in the picnic area
- Added new “slow down” traffic signs (2) on the south side of Waters Row Terrace
- Added “No Parking During Snow Emergency” signs in the north and south cul-de-sacs of Waters Row Terrace. (During snow events, parking is restricted, and the two spaces are reserved for excess snow during snow removal in the community.)
- Updated Architectural & Environmental Control Guidelines for Waterford Place community
- Reaffirmed continuation of Property Management People management contract for 2022
- Renewed Howell Brothers Landscaping & Lawn Care contract for 2 years (2022 and 2023)
- Renewed Howell Brothers Snow Removal contract for 2 winters (2021-2022 and 2022-2023)
- Selected Falcon Group to conduct a *recommended* stormwater drainage engineering study to assess drainage problems in the Tot Lot and stormwater drain area near the Tot Lot
- Solicited bids for a drainage improvement project plan resulting from the stormwater drainage engineering study. (The bids received had cost estimates between \$143,000 and \$238,000 and have been deemed to be cost-prohibitive for the WPHOA community.)
- Solicited 6 proposals for trash removal service and selected J&J Trash Service as the provider for Trash Removal (new provider), effective 1/1/2022 through December 31, 2026
- Selected Henry’s Wrecker Service as Tow Service Provider (new provider to replace the previous provider that recently ceased operations), effective 1/1/2022
- Selected BrightView as tree expert company to conduct an Arbor-note tree inventory for Waterford Place Common Area (198 trees) – in 2022
- Approved purchase of an outdoor community message center with a light source (to be installed on the island in south side cul-de-sac)

Waterford Place Compliance Issues in 2021

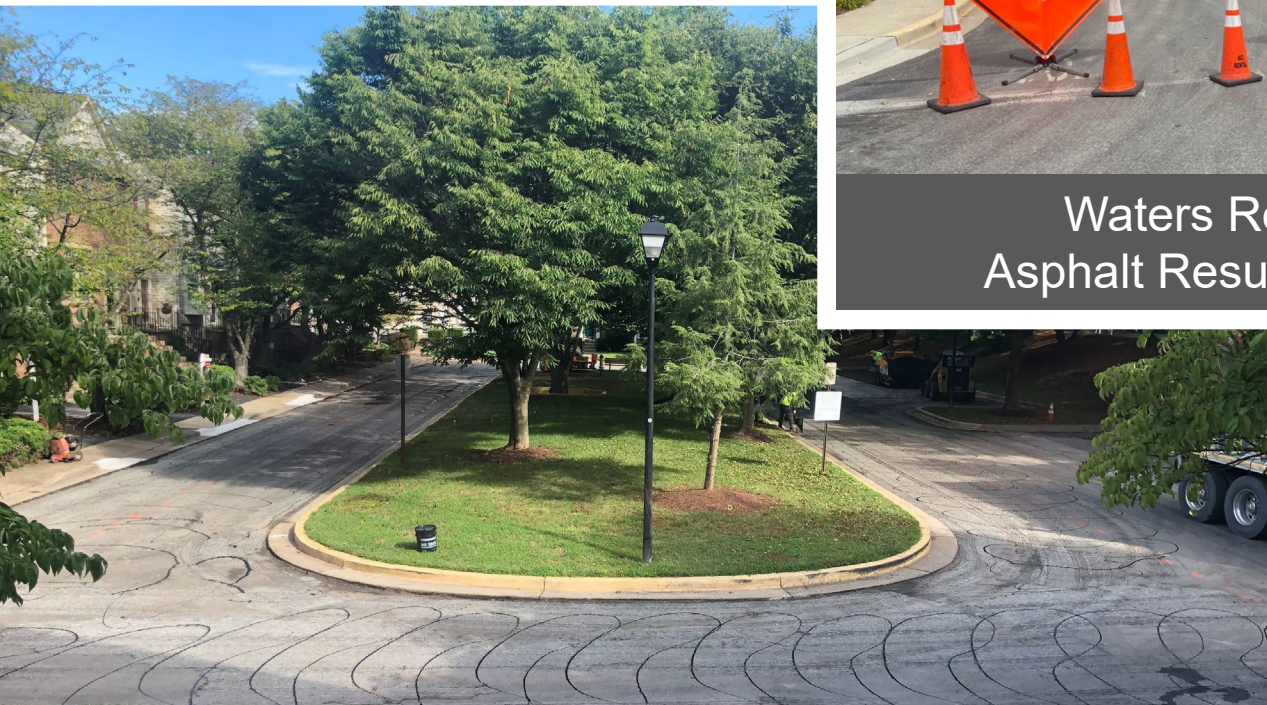
Compliance/Violations (108)



- Bay window (7)
- Blinds (facing outwards) (1)
- Concrete stairs (16)
- Deck (2)
- Exterior Color Change (1)
- Exterior Lights (3)
- Front door (4)
- Garage door (4)
- Gutters (2)
- Landscape issues (6)
- Noise (1)
- Parking violation (1)
- Railing (2)
- Rake board (3)
- Shutter (1)
- Siding (2)
- Tenant conduct issues (4)
- Trash/Debris (2)
- Trash/Recycling bins (19)
- Tree (removal) (2)
- Trespassing (residents) (3)
- Trim (14)
- Window repair (5)
- Window screen repair (3)



Waters Row Terrace
Asphalt Resurfacing Project



Waters Row Terrace - Asphalt Resurfacing Project





Stormwater Drain Cleaning and Maintenance Project (drain on north side of Waters Row Terrace)



Bald-faced hornet nest removal



Retaining wall replacement



Howell Brothers Snow Removal



Howell Brothers Lawn & Landscaping



Howell Brothers Lawn & Landscaping



Tree Pruning





DRAINAGE IMPROVEMENT PROJECT

Index of Pages

Sheet Number	Description	Dated	Revised
Sheet 1	Title Sheet	February 23, 2021	
Sheet 2	Drainage Improvement Plan	February 23, 2021	
Sheet 3	Construction Details 1	February 23, 2021	
Sheet 4	Construction Details 2	February 23, 2021	



Tot Lot

Storm Drain

Project Bid Estimates: ~ \$143,000-\$238,000

CONSTRUCTION NOTES:

- UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT COMPLETE AND LOCATIONS HAVE NOT BEEN VERIFIED. CONTRACTOR SHALL CALL FOR UTILITY MARK OUT PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICT IMMEDIATELY TO THE ENGINEER. ADJUSTMENTS TO PROPOSED STORM SEWER WORK MAY BE NEEDED IF CONFLICTS EXIST. CONTRACTOR IS RESPONSIBLE FOR LOCATION PROTECTION AND RELOCATION OF ALL UNDERGROUND UTILITIES INCLUDING SPRINKLERS AND PRIVATE UTILITIES AS REQUIRED TO COMPLETE WORK.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND ANY FEES ASSOCIATED WITH SAME SHALL BE PAID BY THE ASSOCIATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND DRAINAGE OF TRENCHES THAT MAY BE REQUIRED TO COMPLETE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND BARRICADE WORK AREAS) AT THE COMPLETION OF EACH DAY TO THE SATISFACTION OF THE ENGINEER.
- OWNER SHALL MAKE AVAILABLE AN ON-SITE AREA FOR THE STOCKPILE OF EQUIPMENT AND SUPPLIES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND SAFETY OF THIS AREA EACH DAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING BUILDINGS AND LANDSCAPING AS NEEDED TO COMPLETE WORK.
- ALL AREAS OF DISTURBANCE SHALL BE TOPSOILED, SEED, AND/OR MULCHED TO MATCH EXISTING CONDITIONS OR BETTER OR AS DIRECTED BY ENGINEER.
- ALL UNUSED EXCAVATED SOIL AND MATERIALS SHALL BE REMOVED FROM SITE AND PROPERLY DISPOSED.
- NO VEHICLES, EQUIPMENT, OR MATERIALS SHALL BE STORED IN ROADWAYS WITHOUT OWNER'S APPROVAL.

PROJECT LOCATION

