

PM Notes

the **Park Meadows Association Newsletter**

Fall 2013

Burkland Painting to Return

The Trustees have contracted Burkland Painting to return to Park Meadows and complete the two-year staining and painting project. Work will begin in spring 2014 on houses in the two front PM rows.

Nick Burkland and his team--Adam Winnick, Lauren Williamson, and Anson Zearfoss-- finished the first phase in early September. Throughout the project, homeowners in the back two rows expressed satisfaction with the quality of Burkland Painting's work as well as the team's easy rapport with residents in the neighborhood.

Pre-staining tasks for the second phase are scheduled to start in May 2014. In the meantime, Bill Hardman will be making as many preparatory repairs as possible before winter sets in. Residents in the two front PM rows should notify a trustee about specific repair concerns or questions.

PMA Replacement Criteria

As stated in Chapter 9 "Home Maintenance" in the PMA Policies and Procedures, PMA is responsible for maintaining and replacing original fixtures in all residences. Original

fixtures include furnaces, air conditioners, hot water heaters, water softeners, and faucets.

Recently, it has become apparent that the extent of PMA's responsibility in paying for replacement of such items needs clarification. The trustees have discussed this matter, taking into account past PMA practices along with the current situation of maintaining aging original fixtures. The trustees have therefore established the following replacement criteria:

PMA will pay for "standard" (i.e., basic) replacements. Should a homeowner prefer a higher-quality fixture, the homeowner will pay the difference between the cost of a standard model and an upgraded model.

Pest Control

Residents are reminded that PMA is not responsible for pest control. The handyman, Bill Hardman, may be able to give advice about the presence of pests. He can also do minor repairs such as filling carpenter bee holes, but he is not an exterminator. Residents must arrange for an exterminator in the case of termites, ants, and skunks, or take measures themselves to eradicate the nuisance.

Smoke Detector Batteries

The smoke detectors that were installed in houses last year are the property of homeowners. PMA paid for the installation as a service to residents. The Trustees determined that because residents paid for the smoke detectors, it is therefore the residents' responsibility to maintain the batteries in those devices.

As an additional service to residents, PMA will have batteries changed each year for a \$25 fee. (Note: AC Service charges \$95 to change a battery.) Please contact the trustees if you would like to have battery replacement service.

Pre-Winter Reminder

Be sure to disconnect garden hoses from outdoor faucets to prevent water pipes from freezing during the winter. Residents are responsible for all costs related to frozen pipe damage resulting from negligence of connected hoses.

Landscape Maintenance

Enoch's Tree Service has started fall landscape maintenance. They will remove dead trees and shrubs and do some pruning. If you are aware of plantings in the common area that need attention, please contact a trustee.

New Neighbor

A warm Park Meadows welcome to our new neighbor, Shoji Maruyama, who recently moved into 260PM

Annual Meeting Date

The PMA annual meeting is set for Sunday, January 12, 2014, at 2:00pm. The location agenda will be announced later. In past years, the annual meeting has been held in December. The trustees have decided, however, that January is the appropriate month because PMA business for the prior year has been completed.

Questions for *PM Notes*? Contact Peggy Saari, 767-7399, peggysaari@gmail.com.

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