



## Chaparral Pointe Adult Condominiums Spring 2015 Newsletter

Welcome spring! Our landscaping company has done a great job with the spring clean-up. In just 2 days, they power-raked, aerated, and fertilized the lawns. Also they cleaned up the debris and swept our streets (by hand). They intend to keep up this standard all season. We would like to send Kudos also to our residents, who put so much effort into keeping their properties looking so nice.

The contract arborist was busy in the winter, removing branches and trees lost due to the September snow storm. It is hoped the removed trees can be replaced. Remaining stumps still need to be treated. Problems with other stressed trees may still arise. The arborist did a final tree pruning and removal of black knot, which was a huge problem on our property.

If you still have eaves trough leaking, please advise Carol at First Residential Services. The parging around the basement of our units is being worked on by parging contractors early in May. If the parging on your unit still requires repairing, please send a note to Carol.

The Condo Corporation, according to the bylaws, is responsible for upkeep to the original size decks, which doesn't include skirting or extensions to the decks (those were added by the unit owners). In the past, the Board has supplied the stain, and individual residents have done the deck staining of their complete deck. The more we can do ourselves, the cheaper it is for the complex. The population of the complex has aged; some of the home owners are no longer able to supply the labor. The Board is getting quotes from contractors on the staining of the original size decking.

Alternate future fencing is being reviewed; the present is 17 years old and in need of repair. The irrigation system is also of that age; it will receive a much needed tune-up this summer. Some new lines and heads may be needed.

We still have no date as for our road repairs/resealing. You will be notified before it happens.

Please don't waste your recycling efforts! Items to be recycled must be put into the bin LOOSE – not in a bag. The information on the City recycling website states "For the safety of workers, garbage bags are never opened during the sorting process. Unfortunately, material that's in a garbage bag ends up in the landfill."

We have had someone coming onto the property and taking our bottles from the shed, please keep your eyes open and do not leave any valuables outside.

Your Board of Directors

