**VACNCA**

**2024 Year-End Architectural Review**

**Gutters:**

From our information on major maintenance performed on each individual Unit, 29 homes have nothing shown as far as the original gutters ever being replaced. This year, we installed new gutters and downspouts on three homes which were also being painted. They appeared to be original gutters. These gutters were coming unattached and leaking in areas causing facia boards to rot. As part of our yearly routine maintenance in late Fall, gutters and downspouts were cleaned out and inspected on all 60 homes and the Clubhouse. During the year, we had a few homes where residents reported issues with water leaking through seams or end caps or coming unattached from facia board. For gutter cleaning, we came in $2495 under budget. For 3 new gutters and maintenance of gutters, we were over budget by $1332.

 **Siding:**

One Unit had to have the entire chimney box siding replaced. Hardiplank was used as it is cheaper than cedar. Another home had several boards replaced because of rotting. Both homes were being painted this year. We will continue to have siding, trim around doors, and facia boards that will need to be replaced when the need arises, because of the age of our homes. We came in $30 over budget.

**Window Replacements:**

Fourteen Units had 25 windows replaced. We also replaced two screens. We came in way under budget, so we went ahead and every window at each Unit was checked and if prior caulking was failing, new caulk was applied. Final cost for both came in under budget by $8600.

**Roofing:**

 Our roofs were installed between 2006-2009. We had no major roof repairs this year. We did not treat roofs for moss this year, but will in Spring 2025.

**Exterior Painting:**

7 Units and Clubhouse were painted. For the first time, homes that have shingle accents, Owners were given option of instead having one uniform color, the shingle accents could be painted in a different color, all within the same color block. We came in $5050 under budget.

**Garage Doors/Parts/Operators:**

If records correct, we have 13 homes that the garage door was replaced but no year given. I suspect these are much older doors. We had a couple Units where garage doors were not opening resulting in either new operators, springs/cables or sensors having to be replaced. On the older door operators, if sensors need to be replaced, or added, a new operator is needed because the new sensors do not sync with the older operators. We came in $1627 under budget.

**Pest Control:**

We have a Contract with Environmental Pest. As part of our yearly routine maintenance, quarterly a spray is put alongside our foundations. We did not have insect and bee problems as we have in recent years. We had a couple homes where rodents, and in one home, rabbits (that’s a first) had found their way into underground crawl spaces. We do not have to pay to have rodents removed it’s part of our agreement in the Contract. Found out that rabbits are not considered rodents, so another Contractor removed them, and for that we pay.

**Crawl Spaces:**

In 2023, Environmental Insulation inspected the crawl spaces of all 60 Units. Suggested recommendations were made as to what work they felt needed to be addressed, i.e., falling insulation, replace vapor barrier, insulate water lines, etc. We are budgeting each year a set dollar amount and will work with the Company in determining what issues will be addressed and which Units will be involved, all keeping within the yearly allocated budget.

 A couple crawl space cover tops were replaced because of wood rot and likelihood of rodents being able to enter.

We also have 3 Units that have underground water seepage in the crawl space. It has been a long drawn out process involving several Contractors with various expertise. Sump pumps have been running off and on under each Unit, and we currently are still determining where the water is coming from and how to remedy the situation so to avoid this happening in the future.

**Curb & Street Repairs:**

We continue to work with Huizenga Enterprises regarding the upkeep of our asphalt and concrete curbing. After a walk around with a representative from Huizenga, recommendations were made of issues in need of attention this year. A set dollar amount was allocated. Work included cracks in asphalt were sealed, sinkholes were filled in, some blue reflectors were replaced, and patching around curbing was done at one Unit. This is an area where more than likely, yearly our road and driveways will need to be patched, resealed, or new complete asphalt cover applied. We were over budget by $651.