

# OUR CIRCLE REPORT

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**This issue of OUR CIRCLE REPORT  
will be devoted mainly to potential  
maintenance problems for our  
residents.**

**Board of Directors**



## **PIN HOLE LEAKS**

The first area we'd like to call to your attention is the exterior copper water line which, on most properties, is located in the corner of your lot just off the sidewalk. It's that copper tube which looks like a large croquet wicket near the sidewalk.

Sometimes the pin hole is so small it can only be detected by running your hand over the pipes surface while other times you can see the water squirting out. Either way, a small leak or a large one, the bad news is the water has already passed through the meter so you're paying for the escaping water!

While it's recommended all repairs be done by a licensed and insured tradesman, some can be accomplished by the old reliable "do-it-yourself" method. To see what a pin hole leak repair job looks like one may be seen on the copper pipe at 559 Meadow Sweet Circle. Several homes in the Cottages have been "replumbed" due to leaks. For a list of these options please e-mail: [unit1maintenance@yahoo.com](mailto:unit1maintenance@yahoo.com)

## **FENCES**

Another reminder for those residents who have a fence. All fences must be neat and clean at all times and free from mildew, mold and dirt.

When cleaning your fence use a "smooth" cleaner as opposed to an "abrasive" one. The abrasive cleaner will harm the finish on the fence.

A special "thank you" to Tim Rogers who cleaned the fence in front of the Club House.

## **NEWS FROM YOUR BOARD**

The following is highlight news from the most recent Board Meeting and is **not official** until approved at the next meeting.

The December 16th meeting was called to order at 7:00pm with Directors Straw, Myles and Lettich present to establish a quorum. Directors Huwiler and Axiom were absent. Minutes for the November 26th meeting were approved.

Homeowner input included:

1. Status on the yearly mulching.

Response - Mulch is scheduled for delivery in January.

- 2.. Has Verizon repaid the association for damages incurred to common property while installing FIOS?

Response - No, association still working on it

### **Committee Reports:**

**Grounds** - ValleyCrest will return to winter mowing schedule and will be advised not to edge during the dry months. Leaves will be picked up once per month in January & February.

**Nominating** - So far only one candidate has made themselves known.

There were no other committee reports.

### **Other Business:**

Discussions included:

Possibility of reducing the Board to three (3) members. Two may be appointed, one must be a nominee. Question raised do we need a Board at all? It was pointed out RU1NA must have a board! Suggestion: Investigate hiring a management company.

Three owners volunteered to search for management companies and costs.

Director Straw indicated Mac Segar has agreed to act as an independent contractor for irrigation and streetlight repairs.

The back fence along the south side of Meadow Sweet Circle has 20 residents whose property abuts the fence. These owners need to be surveyed so a vote can be taken at the annual meeting to see if reserves should be used to replace it. Annual meeting: February 26th in the Cottages Club House at 7pm.

Meeting adjourned at 8:00pm. Next scheduled meeting January 13, 2009.



# **COMPLIANCE REQUIREMENT**

**Submitted by The Management Oversight Committee  
From the RAC**

Neighbors:

Two items that need addressing immediately by The Cottages.

**Some of you have received letters concerning unsightly roof blackening....mold.** We have not had to address this situation before, but as our trees have grown and our roofs have been in the shade, you can drive around and clearly see black streaking. Because our Deed Restrictions require us to keep our homes in good order, this is an area which the Management Oversight Committee has taken on. The homes in the Woodlands (back) for the most part have tile roofs. They take much more maintenance for mold, and their poor conditions show up more clearly than do ours. This is not a cheap "fix" for our home owners. It's a "fix", however that we must do in order to be in compliance with our Deed restrictions.

**The other area of maintenance is that of hiding our outside equipment....** If you have an air conditioner that does not have a fence (lattice work) or bushes around it (thus hiding it from view)...you are out of compliance. Our Deed Restrictions require that all outside equipment be hidden from view. If you plan on landscaping or fencing your air conditioners you MUST have the plans passed by The Cottages and ARC with drawings and a plot plan.

The reason that this is being addressed before the New Year is that after March, 2009, we will be sending letters with a 45 day limit on complying with our Documents. After that time period, if you are not in compliance, you will be fined.

# **WORN EQUIPMENT** PAGE 2

While it may seem like only yesterday we all moved into The Cottages the fact is our homes are getting older. Some will be ten years old in 2009. From time to time each one of you should take a few minutes to do a walk around inspection tour because it's the responsibility of each owner or resident to assure all the "equipment" on the outside of the house is in good working order.

Has your water bill been creeping up little by little over the past few months? Check the outside water outlets. Several people have already found leaks. The fix might be something as simple as replacing a worn gasket or tightening the entire fixture with a pipe wrench. Be careful here, don't tighten to much! They can, and will, break off rather easily.

Does your irrigation frequently lose power? There's all kinds of reasons what might be the problem but what we've found are the two biggest reasons: the "critters" have eaten away the internal workings or the wiring has become brittle causing a poor connection. This is especially true for Toro Greenkeeper which most houses had for original equipment. The Toro was designed to be mounted inside a garage, not installed out-of-doors as most of ours were.

Check your outside electrical outlets. Are they becoming corroded or is the little rubber grommet cracked or missing. How about the caulking around the outlet itself? Look for cracks. You could have water seeping into the walls.

## **ROOTS**

Some plants and shrubs have been planted that have "invasive roots" and the worst culprits are Ficus and Sheflera. They seek water aggressively and actually break into pipes to find it. This clogs water for irrigation and sewer lines over time.

As our oak trees grow so do the roots and those roots can and will do damage to any cement surface. For the most part all the oak trees in The Cottages are growing in the common area between the sidewalk and street thus it's the responsibility of the County to do the repairs. All residents are urged to call the County at 861-5000 to report any problems.

However, some owners have trees growing well within their property lines that may have roots which could be working their way towards (and through) your foundation, sewer and the irrigation lines. This is especially true of a Ficus tree. This "repair" is an owner responsibility. It should be noted an owner may remove any tree which is entirely on their property without previous approval. Should the owner want to replace the tree, then prior permission must be obtained from the ARC.