**Maintenance Committee Update**

**April 29, 2020**

Good day to everyone at Boulder Creek. Many of you are wondering what the maintenance committee is doing, so I will do my best to update you of our progress on certain items that we have on our plate. We have discovered that getting quotes from contractors has become a major challenge due to the coronavirus. Most of them are working from home and many have laid off a portion of their work force. Needless to say we will prevail. We have managed to get quotes and are still waiting for a few more. Items that we are working on are as follows:

1. We have obtained quotes on getting the irrigation water switched from Wildstone water to Cranbrook water. The quotes came in much higher than expected and the city wanted to install a meter and charge us by the month for water used. They had no idea on how much it would cost per month, so at this time we are going to stay with Wildstone water as it does not benefit us to change. We will be talking with Wildstone to try and negotiate a cheaper rate on the water.
2. We have obtained all of the quotes for painting and staining. We have chosen a product that is far superior to the product that we are using now. We have refinished the shed with the new product and we are very pleased with the outcome. We would encourage you to walk by the shed and give us your feedback on the color. We matched the color of the stain so there is very little change to the appearance of our buildings. The product that we are going to switch to has far better UV protection, so it won’t fade as fast and it also has mold inhibitors to prevent mold growth. The product is called Shark Skin and has a 20 year warranty. If the product lasts for 10 years we will have extended our recoat time by triple. The decks that were recoated three years ago are in need of redoing. I have attached the warranty and stain information. The quotes from the painters are a three part approach. Doing just the painting, doing just the staining or doing both. We are leaning toward doing both the painting and staining as it is more cost efficient as they only have to set up their equipment once. The earliest we can start painting is around the third week in May as it has to be a constant 10 degrees day and night.
3. We are presently obtaining quotes for the window cleaning. We have one quote at the moment with still more to come.
4. We have drawn up a contract that we will be presenting to the handy-man. The contents of the agreement are confidential at the moment because we are still in the negotiating stage.
5. We are presently trying to get rid of the gophers and pigeons. Both are very hard to control. We have noticed a lot of nests under the decks. These maybe robin nests and they maybe pigeon nests. Pigeons will take over a robin nest so we ask you to remove the nests so we can get this problem under control. Pigeons are unique birds as they lay eggs up to six times a year, even in winter, so it is imperative that we don’t give them a reason to hang around. As for gophers we have tried filling in their holes, flooding them out and smoking them out. Still working on it. One thing to remember is that the people working on these issues are doing this out of the goodness of their heart, **the strata is** **not responsible for dealing with birds, deer, gophers, wasps, mice and other insects.**
6. We hired a contractor to fix the soffit on #210. Hopefully this will fix the bird problem that they have had for numerous years.
7. Will address the hose bib valve on #230 as soon as we have a handy-man.
8. As soon as the weather cooperates we will be refinishing the main entrance doors on units that definitely need it. At last count there were at least 6 that need to be done.
9. After talking with the painters and asked how we could reduce the cost, we have concluded that we will refinish the garage overhead doors and remove the railings on the units before they come to do their work. They said the doors are labor intensive and if we could remove the railings it would save time on taping.
10. We have reorganized the shed, installed shelves and totally cleaned it up. It looks fantastic. It was turning into a storage dump for unwanted items. Please do not put your bottles in the shed, keep them in your garage until notified for pick up. Thanks to the crew that volunteered their time. Rod, Martin, Kevin, Gary, Linda, Jewel and John. We were careful to be social distancing.
11. We will be replacing the tree in front of #236
12. We have replaced stones that have fallen off the front of numerous homes.
13. As you’ve probably noticed the Lawn Barber has cleaned up and dethatched the grass. We are waiting until we turn on the water to fertilize.
14. It has come to our attention that Wildstone Drive is costing us a lot of money for winter maintenance. We will be meeting with The Wynns and Legacy to address this issue.
15. **PLEASE REMOVE YOUR AIR CONDITIONER COVER BEFORE STARTING YOU’RE A/C. IF STARTED WITH THE COVER ON IT WILL CAUSE MAJOR DAMAGE TO THE COMPRESSOR.**

 The Maintenance Committee comes to council with their recommendations and they are discussed and then voted on to proceed or to come up with a better solution. Never do we proceed without councils blessing. We only recommend contractors, council makes the decisions.

During our maintenance season we will be calling for volunteers to due numerous jobs. The majority of our jobs can be done by men or women. For example if you can wheel a paint brush and can sand, we need your help, don’t be shy. A small amount of time will be much appreciated.

I have attached the Boulder Creek Maintenance Request Form. This form can be found on our web page and can be printed from there. If you do not have a printer please feel free to contact one of the maintenance committee members and they will be happy to supply you with a form. One job for each form please. Using this form will allow us to prioritize our maintenance. **No** **work will be done unless it is requested on the form.**

I have also attached the form for altering common property. Use this form if you wish to change something on your building, example: extending your deck. **Has to be approved by council** **before any renovations are started.**

If you have any questions or concerns please feel free to contact any of the Maintenance Committee Members listed below.

Chairman: Kevin Harrison, Gary Holmes, Martin Davis or John Cloke.

**NOTE: If you want your information put in the Boulder Creek Directory please forward it to Stephen Starling. Name, address, contact phone number and email address.**