

Overland Cove HOA Report for Annual Meeting March 2021

Diana Bell—Tenure from March 2020 to March 2021

Functional Lead for:

- Storage Facility
- Pest Control
- Eave Lights
- Community Fencing
- Irrigation

Co-Lead: Gilles Beaumont (who helped with all action items).

Storage Area

- Contacted all homeowners with spots in Storage Area to confirm/cull reservations in July and January.
- Added and marked an additional spot in lot in summer 2020 because of increased demand—we currently have 17 spots that will accommodate different sizes of recreational vehicles.
- The storage area currently has 4 spots available: one 8' X 20', two 10' X 20', and one 12' X 26'.
- Continuously updated documentation and reworked (with technological help—thanks Harry) spreadsheet.
- Investigated encroachment issues re. Woodland Homes and historical cemetery — ongoing. Harry has taken on that work.

Pest Control

- Reviewed current contract with Waynes Pest Control
- Received bids from three companies to determine cost effectiveness.
- Renegotiated/extended contract with Waynes Pest Control.
- Added pest control and termite service as well as contact information to website calendar (with help from Terry). Note: Residents can check for termite service and can call for extra services during quarterly pest control service, including inside homes and garages.

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Eave Lights

- Extended contract with Bippen Electric for eave light support.
- Replaced eave lights in August and February—those months will be our bi-annual replacement dates each year and those dates are now included on HOA website calendar.
- Note: Homeowners may request lights at no cost from the HOA for self-replacement at any time. Lights can also be purchased through Bippen Electric.
- HOA members replace what we can for cost savings, but second story and hard to reach areas will continue to be professionally replaced through Bippen Electric.
- This year: HOA members replaced 61 eave lights; as of March 17, 24 eave lights replaced by Bippen Electric.

Fencing

- Requested, received, and evaluated bids and chose vendor for fencing work around pool area.
- As a result of that bid, two leaning fence posts were replaced and secured in cement, 10 warped fence slats were replaced, entire fence was pressure washed and painted, all well under the estimated cost.

Irrigation

- Irrigated and sodded unsightly common area on Crescent Falls (all board members worked on this project).
- Worked with Lawnmasters to determine effectiveness and efficiency of sprinkler system re. adjustments and repairs in Spring 2020.
- Worked with Board and to determine cost savings for irrigation systems, including setting a standard setting for all meters based on rainfall levels. All meters must be set to the same setting at all times.