

Colington Harbour Association

MANAGER'S REPORT

Date: October 16, 2013 – November 19, 2013

Distribution: Marion Carroll, President
Steve Ornstien, Chairman
Dennis Linkous, 1st Vice President
Frank Hendricks, 2nd Vice President
John Collins, Treasurer
Bill Froehlich, Secretary
Bill Hentnik, Member-at-Large
Niels Moore, Cape Management

Prepared by: Deke Bolte, Property Manager

ACC Applications

Date	Address	Name	ACC Item	Status
11/5	213 Sunset Drive	Kerry Horne	Fence	Approved
11/5	127 Clipper Court	Richard Curtis	Bulkhead Repair	Approved
11/1	1105 Harbourview Drive	Richard Cohen	Fence	Approved
11/5	218 Eagle Drive	Michael Glasgow	Dock & Boatlift	Approved
9/17	315 Harbourview Drive	Mark Zigler	Fence	Pending

Property To-Do Items

Description	Status / Cost	Cat*
Coordinating with Planning Department about cleaning up nuisance properties in the Harbour	Ongoing	S
Drainage expert/soil specialist reviewing problem areas in the Harbour. Waiting answers from DWQ on proceeding.	Ongoing	S / O
Contacted contractors for bids on drainage ditch 600/700 block Harbour View Drive	Completed	S/CN
Buddy Sears bid was too high, contacted other contractors for additional bids.	Completed	S
Alldredge Plumbing bid \$2500.00 for drainage work, Board approved in workshop and Alldredge has been contacted. Work should begin soon.	Ongoing	
Sent out several letters about issues in the Harbour.	Ongoing	S
Continued enforcement of signs throughout the Harbour	Ongoing	S / M
Maintenance has been cutting low hanging limbs and will focus on more in the fall.	Ongoing	M
Maintenance has been cutting visual obstructions from the right of ways.	Ongoing	M
Maintenance will be power washing and "spiffing" up the clubhouse area.	Completed	M
Covenant review	Ongoing	S / B

Contacted John Trimpi and informed him of the Board decision to have someone else review the rest of the covenant revisions. He is sending us what has been completed to this date.	Completed	S/O
Put together covenants review packet for Elizabeth Piff to review.	Ongoing	O
Garden of the Month for September was awarded to Ray and June Beasley at 439 Kitty hawk Bay Drive.	Completed	O
Maintenance has begun filling low shoulder areas with crush and run.	Ongoing	M
Property Manager will start a new inspection schedule covering different sections of the Harbour each month.	Ongoing	S
A link to the website accessible only to Board members is being created to log inspection reports each day.	Completed	O/S
Regular maintenance continues in the park. (Replacing cap boards; checking play equipment, pavilion, bath house, etc...)	Ongoing	M
The Recycling Shed is closing as of October 1, 2013.	Completed	S/M
The recycling shed is now a maintenance department annex. Maintenance use it to store inventory and equipment.	Completed	M/S
Contacted Rainwater Tree Service for estimates on removing several dead trees and taking care of old Oak in park.	Ongoing	S
Rainwater Tree Service removed two dead pines and "limbed" two live oaks in the park.	Completed	M
A new garden of the month sign has been made and is in use.	Completed	O
Barron 'Barry' Burch, our summertime grass cutter will assume Paul Deaver's duty in the maintenance yard for the winter.	Ongoing	M
Maintenance staff replaced the posts and repainted the sign for the maintenance yard.	Completed	M
Cutting of empty lots has been completed for the year.	Completed	M
Preliminary winterizing for the season has begun.	Completed	M

B = CHA Board
C = Cape Management
CN = Contractor
HO = Homeowner
L = Legal
M = CHA Maintenance Staff
O = Other
S = CHA Office Staff
TBD = To Be Determined
V = Volunteer