



## **NEWSLETTER - October 2019**

### **Greetings Again Fellow Willow Run Homeowners**

Once again the board has met and reconfirmed our commitment to do what we can to help keep our community in the best shape possible. Your commitment at the annual meeting to do what you can as well is very much appreciated. Many of you gave us suggestions for improvements which we as a board have reviewed and which we have made plans to implement where possible.

\* **THE POSITIVE:** We have many positives going for us right now - The new 7 member board is anxious to meet your expectations - Ben, owner of RainMaker (our yard care company) is anxious to make everything look better and function better - Ryan with FCS is working long and hard to help solve issues and keep us in shape - With the upgrade to our pool equipment approved by you all, our pools and spa will continue to function as desired - Our tennis court is also still in great shape - It is fall with cooler weather which thankfully will allow our water bill to drop drastically (\$8,404 was our most recent and highest months bill) and to get our grass and shrubbery looking better after such a long and hot summer took its toll. We know we will never reach perfection, but we will keep pushing forward.

\* **PRESENT HAPPENINGS:**

**(1)** We have contracted to have our A and J building dumpster areas and covered parking areas along with the playground area cleaned up once a month by an outside service. As homeowners we can help that situation greatly by not leaving items laying around.

**(2)** Our annual fall pruning has begun. We have reviewed our situation with experts and have concluded that many of our trees and bushes have over-run us. We have therefore instructed the pruning crew to give us a good hair cut (based on the advice we have received for each bush and plant type) **in all common areas which is all open areas around our amenities, around the A and J buildings, and the front and back gardens of most units.** We have also asked Robinson Tree Service to review our tree situation with us to determine where pruning should take place and where removal should take place. Many of our trees are to a point they have become a threat to roofs and personal safety from falling limbs at the top, and a threat to sidewalks, walls, the sprinkler system, and unit foundations from roots on the bottom.

\* **HELP FROM UPPER A AND J BUILDING OWNERS:** We have experienced several water issues in both these buildings in bottom units in the last few weeks. In each case water has come through their ceilings causing damage to ceilings and property. An analysis by us and Putnam plumbing points to faulty drains or overflow from showers, tubs, or toilets in upper units as the main cause. In each case we have found no leaking pipes in the upper unit, and water has leaked to the lower unit for a short period, then stopped. Also in all cases it's been in areas where no pipes were present in the lower unit ceiling. So we are asking please will each of you in upper units review your showers, tubs, and toilets for possible leaks around their drains. Please also note your units are at least 33 years old and most showers and tubs in that timeframe were originally made of cultured marble type material which over the years has warped, cracked, and allowed water to seep under the bottom pan and especially down around the drain. If yours is in that condition, we ask that you please have it repaired. Toilets are also of the same age and the seal underneath can be so squashed out it no longer is a complete seal. Your help to these good neighbors underneath you who have had to pay hefty amounts for repairs will be most appreciated. And in case there is a problem in the unit under you, please have a neighborly concern in helping to solve it, and if you have tenants in your unit, please pass this request to them also.

\* Our next board meeting is January 11th, 9am. Please come and join us. Rob Forsberg, President