

# Countryside Bulletin

January 2018



## Countryside Project Updates:

Community gutter cleaning is tentatively scheduled for January 15th.

After the gutter cleaning is completed, NatureScapes will clean up the leaves and conduct winter pruning. Additionally, all buildings and sidewalks will be pressure washed by Blueprint Painting and Renovations.

The Board has approved a bid (\$72,159) from Blueprint Painting and Renovations to begin repairs on walkways and decks throughout the community. Many of these are original to the property and are in need of repair.

Once all repairs have been completed, the annual winter pine straw will be installed.

Please keep in mind that all work will be completed weather permitting.

## Financial Report (as of 12/31/17)

Fidelity Bank M Mkt	\$ 122,415.24
Operating	\$ 13,855.22
1 <sup>st</sup> Century Bank M Mkt	<u>\$ 179,136.13</u>
Total	\$ 315,406.59

## Board Members (as of 10/2017)

	Building Advocate for:
Skyler Akins, President	Buildings: 10, 11, 12, 13
Laura Valente, Vice President	Buildings: 14, 20, 21, 22
Orvin Moore, Treasurer	Buildings: 1, 2, 3, 7
Mary Hastings, Secretary	Buildings: 15, 16, 17, 18, 19
Justin "JZ" Ziegler, Member at Large	Buildings: 4, 5, 6, 8, 9

## Compactor

You may have noticed the temporary dumpster in place near the trash compactor. When the temperature stays below freezing, it causes the hydraulic fluids in the compactor to freeze thereby rendering the compactor inoperable. The temporary dumpster was placed on site to help with the trash flow.

## Freeze Warning

This year, everyone has been doing a great job with heating their units and dripping their faucets to minimize breaks. Please keep this up, as the cold temperatures continue.

Please remember that there is \$25,000 water insurance deductible at Countryside. The unit owner is responsible for the first \$25,000 worth of water damage. Homeowners need to check with their insurance company to make sure you have coverage for the water deductible plus improvements and betterments to the unit. Additionally, we advise that Homeowners take the following precautions:

- Know where the location is for the water cutoff for your building.
- For emergency shut off, sometimes the fire department can help. If the Association has to arrange for water shut off, it will be billed back to the unit.
- Keep faucets dripping when temperatures drop below 32 degrees to help prevent freezing pipes.
- Make sure that your heat is set to a minimum of 65 degrees to help prevent pipes from freezing. If you have a kitchen or bathrooms on outside walls we encourage you to open cabinet doors to allow for circulation of warm air.
- Homeowners are encouraged to get contact information from the surrounding units in case you need to contact your neighbor regarding leaks which should be handled Homeowner to Homeowner.

***Should you experience a pipe break, please contact The Pipe Medic at 770-733-3522 immediately then contact Sharper Image Management. Pipe Medic should be called for any pipe breaks regardless if the leak/break is a pipe that is homeowner or Association responsibility.***