

## *Great Neck Villas Community Updates*

We understand these are stressful times and we hope everyone is well and safe. As you may know, due to the social distancing and gatherings being limited to 10 due to the COVID-19 crisis, the Board cancelled the March and April meetings. The Board will continue to monitor all updates and mandated guidelines and make determinations as needed for upcoming meetings. The Board is reviewing holding a virtual or conference call Board Meeting in May and all owners will receive an invite if a meeting is held.

We will update all owners on the June Annual Meeting in coming weeks. We will wait for updates on current restrictions that are in place to determine how the June Annual Meeting will be conducted. We appreciate your understanding and cooperation as we all have to make decisions we never had to consider during these unprecedented times.

The following information is provided to update owners on various items happening in our community:

- The new landscaping company, Basnight Land and Lawn, began servicing our community on March 1st. Basnight Land and Lawn has been in business since 1985 and services many condominium associations throughout the Hampton Roads area. Management and the Board has performed inspections with the Crew leaders maintaining our community for Basnight and have noted areas that need improvement. Extreme fluctuation of temperatures, rainfall and high winds have created additional service needs that are being addressed (weeds in beds, consistent mowing schedule, debris removal, etc.). The weeds located in the new fence flower beds have been difficult to control. They have been sprayed with weed killer and additional work is needed to remove and control the weeds in those beds. Pruning of the shrubs will be completed in May and the beds mulched in June. We will continue to monitor their service and identify services that need to improve and take measures to insure they meet their contractual obligations. **Please insure all personal items are off the grass and other common areas in order for our landscape company to service the community. These items include flower pots, patio furniture and other personal items that should remain on your concrete patio of your unit.**
- The front entrance sign has been ordered and in production with IDF-Pen Signs. The majority of owners that participated in the survey chose Option D. Please visit the website at [greatneckvillas.com](http://greatneckvillas.com) for survey results.
- The Board approved JT Mitchell Construction to perform a roof inspection of all buildings. The roof inspection was completed to identify maintenance and/or preventative maintenance to be completed (missing shingles, visible flashing roof flashing issues, stack pipe maintenance, etc.). Once the report is received the Board will determine the repairs that need to be completed. The roof inspection will allow the Board to determine a roof replacement schedule over a 5 or longer year period taking into remaining useful life of roof and available reserve funds.
- The roof and gutters on the building of 1091 Hanson Way is scheduled to be replaced. The replacement was postponed due to COVID-19, but we are anticipating completion of the replacement in the next 30 days. Units in this building will be notified on the date the roof replacement is scheduled.

- A recent inspection of the driveways in the community was conducted to determine this year's replacement schedule. Proposals were solicited and the replacement of driveways located at 1000 Hanson Way, 1073 Hanson Way, 1814 Calash Way, 1833 Calash Way and 1816/1818 Calash Way will be completed.
- The Board is working with management on the removal of River Birch trees at 1811, 1814, 1863 and 1869 Calash Way as well as 1073 and 1075 Hanson Way will be completed. Condition of the tree and roots damaging driveways was taken into consideration in the removal of this year's trees.
- The Board of Directors is currently soliciting proposals for the coating of the dryvit/stucco areas of the buildings. These areas are constructed with an Exterior Insulation Finish System (E.I.F.I.S.) and if not properly maintained can deteriorate at a faster rate than normal. Many areas of the system are showing deterioration to include exposed screening, cracks and deteriorating caulking. Coating of the system, caulking and repairs is necessary to properly maintain this type of siding.
- The streets in the community have numerous cracks, prior asphalt repairs and deteriorating sections of the asphalt due to its age. The Board will be reviewing proposals for repairs and sealing in order to improve the condition of the asphalt and prolong the useful life.
- You may have noticed various squirrel traps throughout the community due to squirrels entering areas of buildings throughout the community. In order to remove the squirrels a contract was established with ZooPro, local pest control company. The areas that were identified were noted by the company that completed the recent gutter cleaning.
- Other maintenance projects that are being considered include the replacement of signage in the community, bulletin boards, dead shrubs, turf improvements in bare areas of the lawn and other grounds improvements. ***Please note the Board understands that any maintenance project requires funding and must include proper due diligence in the review of current and future financial needs in the approval of any project. The Board will be working closely with the Treasurer for Great Neck Villas and management to insure we are in good standing in the approval of these necessary maintenance projects to preserve and protect the value of our community.***
- The pool opening being delayed is possible due to current COVID-19 restrictions in place. The current contract with Continental Pools is in place in order to open the pool as scheduled. We will continue to monitor the updates and COVID-19 restrictions and provide update in coming weeks.

Please note updates on the community and documents can be found on our website at [greatneckvillas.com](http://greatneckvillas.com) or on TownSq. Our assigned Community Association Manager is Walter Campbell, PCAM. **Walter has assigned an Associate to assist residents in our day to day operations such as responding to work orders in Town Sq., assessment inquiries, parking pass distribution etc. and her name is Donna Bodony.** Donna can be reached at [dbodony@communitygroup.com](mailto:dbodony@communitygroup.com) or 757-747-0909. Please note Association Community Group's after hour emergency number is 757-490-4471. ***Service request for maintenance should always be submitted through TownSq. You can register for TownSQ. at <https://app.townsq.io/login>. You will need your assessment account number and zip code to make an account.***