

Stonehill Community Walkaround
June 17, 2008
Homeowners' Responsibilities

General: Several patios are pulling away from the units' foundations. Although this is the homeowner's responsibility, it is noted here because these gaps (as much as 1 and 1/2 inches at some units) may allow moisture to form, freeze and result in damage to the patios and foundations. This could also result in water seeping into the units. Buildings # 7 and 9 had several units displaying this gap.

PLEASE pick up after your pets. The walkaround participants needed to step carefully. Be considerate of your neighbors and also those who mow.

In general, the plantings at the ends of the buildings are well kept. However, several are not being trimmed, weeded or maintained. If you live in an end unit and are not able, for any reason, to take care of the plantings adjacent to your unit, contact a board member and the board will decide how best to handle the situation.

Reminder: All outside vents (e.g., dryer, fan exhaust) need screens to prevent birds from nesting inside the vents.
This can be a fire hazard as well as a detriment to efficient drying.

Reminder: As we approach the presidential election, it should be noted that the Restrictive Covenants, Art. VIII, Sec 8, restricts the posting of **all** signs on any lot or building, except for those necessary for the sale of Stonehill Community properties.

Building #1

- 768 Radon exhaust pipe not installed according to community's accepted method
- 770 Trim shrubs around heat pump to improve efficiency; shrub at rear corner needs trimming or removal

Building #2

- 782, 784, 786, 788 Concrete entry way cracked
- 784 Patio cracked; garage door deteriorating
- 790 Light on deck wall not community-approved

Building #3

- 850 Dry rot on deck
- 850, 852, 854 Patios are cracked, need replacing
- 852, 858 Garage door panels deteriorating
- 856, 858 Entry walkway deteriorating
- 860 No globe on outside light

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Building #4

- 882 Garage door deteriorating; area at entry needs weeding
- 886 Satellite dish not painted to match unit (see Policy Manual, page 6, Satellite Dishes)
- 886, 888 Patios cracked
- 890 Radon exhaust pipe not installed according to agreement (see Architectural Committee minutes dated January 7, 2008, and Stonehill Community Board minutes dated January 14, 2008) ; bottom weather strip at garage door loose

Building #5

- 872 Garage door panel deteriorating; unit needs rear outdoor light

Building #6

- 830 Decking rotting; cable hanging down along wall
- 838, 840 Wires laying over the roof

Building #7

- 801 Trim shrubs away from the side wall
- 803 Deck boards rotting at ends
- 805 Patio cracked
- 809 Remove political sign posted on building (see Restrictive Covenants, Art. VIII, Sec 8); Arborvitae needs trimming
- 811, 813 Ceiling at entry way is bowed
- 813 Rear outdoor light rusted, needs replacing; border around flower bed needs redefining; bush at front needs trimming
- 815 Plantings at side need weeding
- 813, 815 No screens on vents, siding rotting behind?

Building #8

- 861, 863, 865, 867 Garage door panels deteriorating
- 859 Dryer vent cover needs securing and caulking
- 863 Planted area at rear needs cleanup

Building #9

- 827 Shrub at rear patio needs trimming or removal

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Building #10

Shrubs at the side and back of this building need trimming (e.g. 923 and privacy fence at 919/921))

917 Left-hand garage door bottom panel deteriorating

919 Shrubs need to be trimmed away from the heat pump to improve efficiency

921 Heat pump not sitting level

Building #11

Check vents for bird nests . . . screens are recommended for all outside vents

Building #12

887 Shrubs around heat pump need to be trimmed to improve efficiency

889 Birds nesting in dryer vent, recommend screens for all outside vents; Garage door panel deteriorating

897 Planted area needs to be trimmed back; Wall at planting is cracked, needs mortar

Building #13

885 Side area needs weeding

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General: The sign in the island at the foot of Stone Ridge Place is leaning and needs repair.

Dumpster at Building #5 needs repair

Check the gutter screens now in place. Are they the answer to clogged gutters?

There are several areas on building roofs and brick facades over which cable wires are placed and are exposed. This condition has become more prevalent and is unsightly. What can be done to correct this and prevent it in the future?

Concrete splash guards at: 829, 833, 837, 870, 919, 921 among others

Building #1

All gutters are full and falling in
Cover flashings with trim piece to improve appearance?
760, 764 Boards rotting at patio baseboard
764, 768, 770 Woodpecker holes
760 Paint by Garage door
770 Garage wall adjacent to roof: poor joint

Building #2

786, 788 Divider wall rotting

Building #3

Gutters full of debris

Building #4

Tree at Building #4: branch broken off

Building #5

862 Divider wall has mildew
870 Downspout needs splash guard; garage door trim needs paint;
866, 870 Woodpecker holes between these two units
876, 878 Divider capboard needs paint
878 Gutter lifted up, coming loose

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Building #7

Dead tree at rear of Building #7

803, 805 Holes in the wall between these two units

807 Dented gutter

815 Baseboard pulled away from sidewalk; upper level siding needs paint at the outside wall; hole in siding over garage door

813 Siding needs paint around patio door; loose baseboard at patio; upper wall mildew

Building #8

Loose metal strap on chimney or roof cap?

847 Privacy wall boards rotting

859, 863 Wood behind downspout deteriorated

861, 863 Soffit fascia board needs paint

863 Mold over garage

865 North end of garage (next to downspout) siding rotting

867 Trim at patio needs paint

Building #9

Entire building (especially the front) has paint issues – scheduled for painting?

817, 819, 821, 823 Some rot

823 Gutter angle does not allow water to drain to downspout

825, 827 Boards at lower and upper privacy fences rotting

827 Upper level dry rot at gutter; woodpecker hole by window, baseboard at walkway has some dry rot; siding above entry rotting; plum tree at rear patio needs attention

817 Flashing on windows at side and front coming loose

Building #10

913, 915 Siding at walkway damaged

915 Baseboard at entry rotted; upper level fascia board deteriorated

917, 919 Mold building up on upper level fascia board

919, 921 Needs downspout splash guard; wall between these units rotting along bottom

921 Knot hole at entry needs filling, siding between doors needs paint along bottom

Building #11

901, 903 Trim at corner of entry rotting; bad boards behind heat pump

903 Garage trim damaged

905 Strip at garage door damaged, boards at heat pump rotting

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Building #12

Woodpecker holes in several dividers
887, 889, 891, 893 Privacy fence boards rotting
891 Tree appears to be dying
897 Loose siding at deck wall

Building #13

Several planter boxes need paint touch-up
875, 877, 881 Dry rot along entry walkway
879 Trim needs paint
885 Paint peeling on entry door; trim rotting near garage downspout

Building #14

829 Trim at garage door damaged; siding at garage walk door appears to have dry rot
829, 833, 837 Downspouts need splash guards
833 Woodpecker holes at garage; trim at garage walk door needs paint
837 Soffit sagging at deck

Building #15

Determine what can be done to move water away from the building. Check unit 847 regarding the use of flex tubing to divert water. Is this a possible solution?
847 Check the Olive tree, can it be trimmed?; Privacy fence has dry rot