



Drum Point Village West
Smoke Signals
May 2009



Next Board Meeting

Wednesday June 17, 2009

7:00 PM

Century 21

721 Brick Boulevard



Oh Well!!



Several years ago the homeowners at Drum Point Village West voted on a measure to install a well for irrigation of the lawns. The object of this measure is to minimize the costs of maintaining the property and water was becoming a large part of that cost.

The time has finally come when this wish is becoming a reality. The Board has been working hard over the winter months to obtain bids, evaluate vendors and simply understand the complex issues involved with putting in a well. At the April Board meeting it was voted upon and accepted unanimously to proceed.

In addition to drilling the well itself and installing a pump, it has to be connected to the control panel for the sprinkler system. Electricity needs to be provided to run the pump. As part of the project there may be some changes made to the sprinkler system to balance out the pressure requirements for the various zones. It may mean replacing some of the heads and nozzles.

Work will probably start soon and the well will be drilled as soon as the required permits are obtained. The well itself will be located in the common area adjacent to 26 White Swan Way where the control panels are. The pump will be underground so we will not see it or hear it. There may be a pipe extending out of the ground for about 18 inches that will be visible. If needed, we will plant around it so it will be obscured from view.

One of the biggest issues with putting in a well is determining the amount of iron in the water. A high iron content is unacceptable as it will stain concrete, siding and even cars. Until the well is drilled (about 100 feet down) and the water is tested, we will not know what the iron content is. If there is high iron content, then we will also need a water conditioner. This will be above ground and is roughly the size of a mini-bar. The water will then be tested periodically to make sure that the iron levels are being kept low.

The money for this project is being borrowed from reserves. We will then pay back the reserve fund over a 4 to 7 year period depending upon the final cost of the project. The savings on our municipal water bill will pay for the well very quickly. However, we will now have higher electrical bills than we had before and we will also have maintenance and reserve costs for the pump. The bottom line is that we anticipate that the community will save at least \$10,000 per year. This is a good thing.



Miller Units Updated to Sentricon System

In 2003 termites were found in a unit on the Mignatti side. Although we knew that eventually we would have to find a termite program for the Mignatti units, we never dreamed that it would be only a few years after the buildings were constructed.

Since the Mignatti units do not have crawl spaces we had to find a different method of protecting those units than has been used on the Miller side. We installed the Sentricon system over a four year period since it was then very expensive. Since installation of the system, there has only been one incident of termites being found in any unit.

The “old” method was to have the pest control contractor inject pesticide into the foundations of the units every 7 or 8 years. Then we had an annual maintenance contract which covered us for any termites found between treatments. We also had annual inspections of the units. These inspections were inconvenient for the owners, especially those who work. Termites were only discovered **after** they had gotten into the units and done damage.

With the Sentricon system, bait stations are installed around the perimeters of the buildings at about 10 foot intervals. Where there are patios which prevent the stations from being installed close to the building, the stations are located around the patios.

This is how it works:

- The bait attracts any termites that are in the area.
- The stations are inspected every 90 days to see if termites have gotten into them.
- If termites are present, the core of the station is then changed to a hormone that precludes the colony from reproducing.
- The colony is then eradicated within about 90 days.

There are numerous advantages to this system over the “old” system. First, termites are detected **before** they get into the building and do damage. Second, we do not have to have the annual inspections in our units. Third, there are no pesticides injected into our homes. Fourth, when you sell your home, you do not need a termite inspection, just a letter of certification from our pest control contractor.

We have agreed to a 4 year plan since that was the most cost efficient of the plans offered. Fortunately, the price of installing this system has decreased dramatically since we did the Mignatti side to less than half of the original cost. Two buildings per year will have the system installed. The selection of the two buildings will be made after mid-May when swarming season is over. If any unit or building reports a swarm, that building will be one of the two for the system that year. In the meantime, we will still have the maintenance contract. Any unit with termites discovered in buildings that don't have the system will be treated for the termites and the Sentricon system will be installed immediately in that building. We will still be paying for the system over 4 years.

So, when you see lots of the colored markouts being done, it is for installation of this system. You will then see green discs in the ground around your building. The discs are the bait stations and they belong to the contractor who installed them. Please do not disturb them and if you see any damage to them, please let the Board know and we will have the contractor replace the affected disc(s).

We're going green!!!



Cleaning Patios

Spring has sprung and many of us will be doing our spring cleaning soon. For those homeowners with patios which get very little sun, you will see that many of them are black with mildew. Mildew grows anywhere that there is limited light.

Our showers are a prime example of the perfect environment for the growth of mildew. Removal of mildew is a big business. Just look at all of the TV commercials selling products to remove or prevent it.

We know that mildew is a health hazard in addition to being unsightly. Mildew on your patio is carried into your home on your shoes. You are subjected to the health effects of it whenever you are on your patio. If your patio is in the sun, then mildew cannot exist and you do not have this problem.

In order to maintain a nice appearance and protect the health of the residents in our community, homeowners have been asked via the Master Deed to care for those owned or limited common elements which are seen from the outside of the building. This includes our patios.

To remove mildew, there are a variety of choices. First, you can powerwash the patio. This is only a good choice to do occasionally since powerwashing will remove some of the concrete.

There are several methods that involve the use of common household products that we all have. Using a 10% bleach solution or Simple Green will get rid of light mildew and will not harm the grass or flowers that you may have planted.

At any local home improvement store you can get TSP (Tri-Sodium Phosphate) which is very effective. CLR has also been recommended.

If you are concerned about the environment, then a product from Chemfree Solutions called “Naturally Clean – Mildew” may be the solution for you. It is sold at Nature’s Nutrition at Drum Point Plaza.

Whatever you use, be advised that if you have a lot of mildew, it will require scrubbing to get it out.

WARNING!!! Regardless of what you may see on TV, do not use Oxyclean. It will kill the grass and any plants or flowers it touches.

Be Careful With Those BBQ Grills!!!



Now that the mild weather is here, many of us will be cooking outside on our grills.

Please be careful and think about these guidelines:

- When in use or still hot, the grill **must** be at least 5 feet away from any structures (i.e. buildings, fences). A hot grill can cause damage to the vinyl siding. If your siding is damaged because of the use of your grill, then you will be liable for the cost to repair that damage.
- Try to position your grill so that the smoke and odor are not going into your neighbor’s home. This is a common courtesy.
- Do not leave the grill on when not in use.
- If you have a charcoal grill, you **must not** dispose of the ashes on the Limited or Common elements. This includes any lawn or garden area as well as your patio.

Enjoy your summer safely and Happy Cooking!!!



Reminder

Please walk your pets responsibly. Use the dedicated walking areas and always pick up after them. Be considerate of your neighbors and our lovely community.