

The Springboard

Springwood II's Monthly Newsletter

August 2018 Edition



COMMUNITY INFO:

Trash Collection: Tues. & Fri.
Put out by 6:00 a.m. the morning of collection.

If putting out the night before, please put plastic garbage bags in a regular garbage can to avoid animal, bird and rodent issues.

Recycle Collection: Wed. Only
Recyclable Items:
Aluminum Cans Glass (all colors)
Plastic Food Containers Newspaper
Assorted Paper Steel Cans
Corrugated Boxes Cereal Boxes
Milk Containers

Important Telephone Numbers:
Spectrum New #: 855-222-0102
To report cable issues or to order upgraded services.
If necessary, reference Springwood II
Account Number: 0034865037-01

Duke Energy 800-228-8485
Follow prompts to report power outages or street light issues.

City of Pinellas Park

Waste Management:

Trash: 727-369-0690

Management Company:

Ameri-Tech Property Management
727-726-8000
24701 U.S. 19N, Suite 102
Clearwater, Florida 33763
Property Manager: Jenny Schoenfeld

Springwood II Website:

To view our documents and other forms, visit our community website:
<http://springwoodvillas2.org/>

Board of Directors Meeting:

Tuesday, August 14, 2018 at 7:00 p.m.

An agenda will be posted prior to the meeting.

President's Message:

This special edition of the Springboard was necessitated by a serious concern that needs to be shared with you. As you will read in this special issue, we have been experiencing vandalism in the pool area and it must stop. Please be vigilant, report to a Board member any acts of vandalism that you witness and if possible take photos. These acts cause inconvenience and increased expenses that impact on all owners.

If you have lost an access key, please let me know (727 666 4603) and I will delete access for the missing access card. We do not want unauthorized access to our club house and pool area with the possibility of vandalism from an outside source. If you have unescorted guests using the pool area, please ensure they have a guest wrist band with them otherwise they may be asked to leave the area.

Its hurricane season, are you prepared? We ask that you ensure your roofs are in good repair and can withstand a potential hurricane event. You can read more on hurricane preparedness in this issue of Springboard.

We are in the process of having needed repairs completed on the circular drive. The Board is dissatisfied with the work completed and we are negotiating with the contractor for satisfactory remedial action. We thank you for your patience as we work through this issue.

Additional repair projects that the Board is working on include: engaging a contractor for the sewer relining (issue for the August Board Meeting); replacing and repainting rotted wood in the gazebo; obtaining costs for repairs/replacement of parameter fencing; obtaining costs for urgently needed repairs to storm sewer drainage pipes; review of sidewalks in need of repair.

Maintaining our community in good repair results in a pleasant looking community and keeps our property values in good standing.

Thank you for responding to our Community Opinion Survey and the results will be presented and next steps discussed during the August Board meeting.

Donna Keher

Community Updates:

HURRICANE PREPAREDNESS:

We are approaching the peak of the hurricane season. Please make sure your roof is in good repair. Have plans in place should you decide to evacuate to another location.

In the event of a hurricane watch or warning make sure you remove obstacles that could become airborne. If you have hurricane shutters, make sure you put them up in a timely manner. After the storm take the shutters down as soon as possible.

POOL ETIQUETTE:

Please make sure your guests follow our pool rules and regulations. There are signs up for both residents and guests to follow.

Young or old, absolutely no diapers allowed to be worn in the pool. Regular diapers dissolve in the water and cause a big mess to clean up. Resulting in pool closures.

We recently found a large piece of feces at the bottom of the pool. This resulted in the pool being closed for 24 hours due to heavy chlorination. This is very disgusting and totally unnecessary. If this was a resident, shame on you. If this was from one of your guests, shame on them and you for not ensuring your guests treat our facilities with the utmost respect.

POOL VANDALISM:

On two different occasions, both showers in the men's and ladies' pool bathrooms were intentionally turned left on.

If this vandalism is from a disgruntled resident thinking this is an appropriate way to express frustration, to annoy the board, think again! You are causing inconvenience and increased costs for all your neighbors.

This type of behavior may result in an increase to our monthly maintenance fees due to increased water consumption and increased costs for pool maintenance.

Should we find out who did this, they will lose privileges to the clubhouse and receive an invoice for the cost of the water, and the cost of electricity. If this was a result of one of your guests, he/she will no longer have privileges to our facilities.

Going forward, the board may take the following steps to reduce opportunity for vandalism:

1. The pool gates will be automatically set to not allow access from one-half hour before dusk to one-half hour after dawn.
2. Pool access from the clubhouse will have an additional lock installed on the inside to restrict access during the above hours.
3. Security locks on access from pool to both bathrooms will also be considered.
4. Residents will be required to be present when their guests use our clubhouse facilities. This includes both adults and children.

VILLA PAINTING COMMITTEE UPDATE:

The villa painting committee has met two times during the month of July. Color choices have narrowed to four and are in keeping with our documents requiring pastel colors. Committee members, if not already done, will be contacting residents in their buildings to go over the color chosen for your building.

The cost per unit has been negotiated to \$550.00 per unit by the board on behalf of the villa owners.

PET OWNERS TAKE NOTE:

You love your pets and so do we. Most pet owners take care of their pets and are respectful of our community. We thank you.

We find it is unfortunate that we must repeatedly remind the few irresponsible pet owners to pick up after your lovely pooches. Kicking the poop out of sight is not sufficient! Leaving the poop for someone else to pick up your dog's poop is not fair to your neighbors.

And cat owners, please do not allow your cuddly cats to roam free. This violates our pet rules and could endanger the safety of your cat.

Villa Painting Project Scope of Work:

- 1. Cleaning of masonry surfaces** – All masonry surfaces will be pre-treated with a fungicide solution. Following pretreatment, all masonry surfaces will then be pressure cleaned at no less than 3,500 PSI to remove all mildew, dirt, chalk, or debris.
- 2. Surface preparation** – An inspection will be performed for any stress cracks and voids, all cracks and voids will be repaired with an elastomeric patching compound to blend with existing texture or surface.
All existing deteriorated caulk up to (1/8 inch) will be removed prior to new caulking application. All window returns (masonry to metal) and previously caulked intersections will be caulked as needed.
- 3. Masonry primer/sealer** – All masonry surfaces will be sealed following surface preparation with one coat of Sherwin Williams Loxon Clear Sealer that is to be applied prior to finish paint application to assure full adhesion of finished paints.
- 4. Finish paint application** – Once the sealer has been thoroughly dried one coat of Sherwin Williams satin finish paint will be applied. All finish coats will be applied evenly and free of runs, drips, or sags. All areas not being painted such as windows, bushes and sidewalks will be dropped, masked, or covered assuring no drips or overspray.

Masonry/stucco surfaces included to be painted –

1. Previously painted masonry
2. Decorative Stone
3. Block

All masonry areas not mentioned in the included/optional surfaces will be excluded from the proposed work.

Work to be done on all exterior wood surfaces:

- 1. Cleaning of wood surfaces** – All exterior wood will be thoroughly pretreated for any mildew. Once all mildew is treated, all areas of wood will then be pressure-cleaned at no less than 3,000 psi, removing any chalk build up and all areas of mildew, dirt or debris.
- 2. Surface preparation** – Once the wood surfaces have been thoroughly cleaned, an inspection will be performed for any loose paint or raised screws/nail heads. All wood will receive one coat of Sherwin Williams Loxon Clear Sealer. All areas of flaking paint will then be scraped, sanded and primed as needed. Areas that have been previously caulked will be inspected for deterioration.
All deteriorated caulk (up to 1/8 inch) will be removed and replaced as needed. Newly installed wood (if applicable) will be fully primed with Sherwin Williams Prep-Rite Primer.
- 3. Finish paint application** – Once the primer has been thoroughly dried and wood shows no sign of moisture, one coat of Sherwin Williams Satin finish paint will be applied. All finish coats will be applied evenly and free of runs, drips, or sags. All areas not being painted will be dropped, masked, or covered assuring no drips of overspray.

Wood surfaces included to be painted –

1. Previously painted wood
2. Wood trim

All wood areas not mentioned in the included/optional surfaces will be excluded from the proposed work. All damaged or deteriorated wood will be replaced at the discretion of the owner/representative prior to commencing painting.

Villa Painting Specifications Continued on Next Page . . .

Work to be done to exterior metal –

1. **Surface preparation** – All metal surfaces will be wiped free of dirt and debris with denatured alcohol. All doors cleaned will then be inspected for rust or loose paint. All areas of rust will be scraped, sanded and primed with PPG rust inhibitive primer.
2. **Finish paint application** – Once primed areas dry thoroughly one coat of PPG Pitt Tech plus DTM or Break Through finish coat will be applied. All finish paints will be applied evenly with a spray like finish assuring no brush marks or sags.

Metal surfaces included to be painted –

1. Previously painted metal
2. Entry doors
3. Garage doors

Optional metal items – 1. Awnings

All metal areas not mentioned in the included/optional surfaces will be excluded from the proposed work. Factory finished items will be excluded unless proposal arrangements are made.

Rust is a reoccurring problem that cannot be fully corrected by painting procedures nor paint product. It is our goal to prep and application of product to retain rust the best we can. In any circumstance, there may be no warranty applied to reoccurring rusted areas.

Conditions and Terms of Contract:

This proposal has been offered on behalf of Lowe's Commercial Painting and will be carried out by Lowe's Commercial Painting employees. Start dates for all projects will be predetermined and finish dates will be posted prior to determined start date. Payment terms will be predetermined based on project financing.

There will be a **Ten-year** labor and material guarantee against chipping, flaking, cracking, and peeling on masonry due to faulty workmanship and/or materials.

This warranty applies only to the products and application procedures performed/provided by Lowe's Commercial Painting and is limited based on previous conditions such as moisture levers, sun exposure, previous coating failure or excessive traffic.

Payment terms of contract:

Lowe's Commercial Painting proposes to furnish all labor, material and equipment required in meeting the above-mentioned specifications.

Main Bid-Pressure washing, prepping, priming and painting of 75 units for the sum of \$41,250.00.

Optional bid – Awnings:

Medium - \$50.00 Large - \$75.00

Optional bid – Wood replacement:

\$12.00 per linear foot

Optional bid – Stucco replacement:

\$10.00 per square foot

Cost per unit is \$550.00. A notice will be sent to villa owners of required payment dates.