

The Meadows Communicator



The mission of The Meadows Communicator is to listen and hear the message of our neighbors and their interests.

We intend to act as a communication liaison between the community and the HOA Board.

Our goal is for our community and all members to feel valued, important and heard.

Our vision is for our neighbors to feel a sense of community working together to make Our Meadows a great place to live.

The Wall

A number of home owners reported that the wall behind 19th, along the railroad track is in a sad state of disrepair. Five of the Communicator Team members volunteered to gather more information so we would have all the pertinent facts. Task Members were Steve Gray, Nancy Foreman, Mike Miller and Fred Foreman.

1. Who Owns the wall?
2. How bad is the wall?
3. Is there any visible structural issues?
4. What is the least expensive solution ?

Research

The Task members were able to verify via surveys on file with the city of Deerfield, that the wall does belong to the meadows and thus the Meadows is responsible for the care and maintenance of the wall.

Doing a visible inspection, taking pictures and even climbing over to look on the train side of the wall the task team's evaluation is that most of the issues are cosmetic and there are no visible signs of structural damage.

What needs to be fixed. There are a number of spots where the mortar has cracked and a few chunks have fallen off. There are additional places on the wall that need touch-up paint. In the team's opinion, this will adequately resolve the issue until the next house painting, when the entire wall should be painted as well as all our hoses

Recommendation

Do not hire a contractor – this is merely cosmetic work until the next house painting cycle.

Assign current maintenance staff a few hours each week.

Patch any area of the wall that is missing mortar.

Paint only those areas that are missing paint and had mortar patch applied

Costs Estimated total work hours 23 standard pay rate

| | | |
|-----------------------------|----------------|-----------------|
| 2 gallons ready-crete patch | \$32.00/gallon | \$64.00 |
| 2 gallons house paint | \$36.50/gallon | \$73.00 |
| Total Supplies | | \$137.00 |