

Wildflower Two Association WalkThrough Report

5 4 10

Prepared by Joanna Johns

- 1) Notations in **BOLD**, color *italics* are existing condition notes; all other notes are for required funding and needed repairs.
- 2) If you know of anything missing on this report or that is inaccurately described, correct it with the association manager at 541 410 4177 or jjohns@cmc.net
- 3) **Roofs are not included in this report dated 6/1/08.**
- 4) Abbreviation used for small space notes.
- 5) **Unit 53 to 66 stairs in separate report**
- 6) *2010 All back deck rails and posts and Phase 3 wood windows need paint*

Unit #	<u>Back Deck</u>					Upp Deck	<u>Wood</u>	HVAC	<u>Waste</u>	<u>Rear</u>	<u>Roofs</u>
	<u>Stumps</u>	<u>Siding</u>	<u>Painting</u>	<u>Storage Building</u>	<u>Hot Tub</u>		<u>Gas Vent</u>		<u>Storage</u>	<u>Clean-out</u>	
19			Deck screened c Hdware cloth screens/pt logs				<i>Front</i>		<i>Under Deck</i>		
20							<i>Front</i>	<i>UNSCREENED</i> <i>gv to SROA</i>	<i>Under Deck</i>		
21							<i>Front</i>	<i>SCREENED</i>	<i>Under Deck</i>		
22							<i>Front</i>		<i>Under Deck</i>		
23							<i>Front</i>		<i>Under Deck</i>		
24				<i>Storage Building NEW</i> <i>gv to SROA</i>			<i>Front</i> <i>Back</i>		<i>Under Deck</i>	<i>1 meter</i>	
25							<i>Back</i>	<i>Front</i>	<i>Under Deck</i>		
<i>Statute</i> <i>back</i> 26				<i>Storage Building NEW</i> <i>gv to SROA</i>	<i>Hot Tub</i>			<i>Front</i> <i>Back</i>	<i>SCREENED</i>	<i>Under Deck</i>	<i>1 meter</i>
27									<i>Under Deck</i>		
28							<i>Front</i>		<i>Under Deck</i>	<i>2 meters</i>	

Unit #	Stumps	Siding	Back Deck		Hot Tub	Gas Vent	Upp Deck	Wood	HVAC	Waste	Gas	Roofs
			Painting	Storage Building				Storage	Clean-out	Meter/Rear		
29								Front	UNSCREENED SROA Ltrr 5 10	Under Deck		
30								Front		Under Deck	1 meter	
31				Storage Building				Front	SCREENED	Under Deck		
32								Front	SCREENED	Under Deck	2 meters	
33				Storage Building				Front	SCREENED	Under Deck		
34				Storage Building				Front		Under Deck	2 meters	
35				Basement door		Front		Front		Under Deck		
36				Basement door	Hot Tub	Front		Front		Under Deck	2 meters	
37				Storage Building		Front		Front		no		
38				Storage Building		Front Back		Front		no		
39				Storage Building				Front		no		
40				Storage Building				Front		no	2 meters	

<u>Unit #</u>	<u>Stumps</u>	<u>Siding</u>	<u>Back Deck</u> <u>Painting</u>	<u>Storage Building</u>	<u>Hot Tub</u>	<u>Gas Vent</u>	<u>Upp Deck</u>	<u>Wood</u> <u>Storage</u>	<u>HVAC</u>	<u>Waste</u> <u>Clean-out</u>	<u>Gas</u> <u>Meter/Rear</u>	<u>Roofs</u>
41						Back		Front		no		
42						North Side		Front		no	2 meters	
43								Front		no		
44								Front		no	1 meter	
45								Front		no		
46						Front Back		Front		no	1 meter	
47						South Side		Front		no		
48						North Side		Front		no	2 meters	
49								Front under side over hang		no		garden in frt, solr lights six new aspens in back
50								Front under bk deck		no		
51								Front		no		

Unit #	Stumps	Siding	Back Deck		Hot Tub	Gas Vent	Upp Deck	Wood	HVAC	Waste	Gas	Roofs
			Painting	Storage Building				Storage		Clean-out	Meter/Rear	
52						<i>North Side</i>		<i>Front</i>		no	<i>2 meters</i>	hso pooling at back edge near wall 51-52
53								<i>Front</i>		no		
54										no	<i>1 meter north side</i>	
55								<i>Front</i>		no		
56								<i>Front</i>		no	<i>1 meter north side</i>	
57								<i>Front</i>		no		
58								<i>Front</i>		no		
59								<i>Front</i>		no		
60								<i>Front</i>		no		
61								<i>Front</i>		no		

<u>Unit #</u>	<u>Stumps</u>	<u>Siding</u>	<u>Back Deck</u> <u>Painting</u>	<u>Storage Building</u>	<u>Hot Tub</u>	<u>Gas Vent</u>	<u>Upp Deck</u>	<u>Wood</u> <u>Storage</u>	<u>HVAC</u>	<u>Waste</u> <u>Clean-out</u>	<u>Gas</u> <u>Meter/Rear</u>	<u>Roofs</u>
62								Front		no		
63								Front		no		
64								Front		no		
65								Front Rear		no		
66								Front		no		

Common Areas Notations, Notes to File on Unit Variances and other issues for Contractors

Front Door Colors

All front doors are the same green and wood stained panel with the exception of Unit 37 that has a wood black tiki motif panel
A high number of doors display a welcome sign, door ornament, or No Smoking Allowed sign.

Water Meters

All water meters are in front of each unit

Turf

Overall turf looked good except for dandelions

Trees & Shrubbery

Dead aspen in front of Unit 49 Have Klaver remove
Fallen tree next to Unit 20 called in for removal 5 4 10
Dead tree next to Unit 58 entrance removed in wind storm 5 3 10

Rail Fences

All repaired to date after winter damage

Roads and Parking Areas and Pathways

Very good condition

HVAC Units

Two require screening SROA involved

Siding

Some loose, missing shakes but minimal and easily repaired
Will give to Randy Units 21 28

Light Posts and Signs

Very good condition

Windows

Phase 3 rear wood windows need paint

Front Doors

Many have adornment

Garbage Enclosures

Replaced roof of 40 after wind storm blew it off

Lights on Unit Fronts

Good condition

Wood Posts on Decks

All need brown paint touch-up horizontal

Manhole

Between 26-27

Irrigation Controllers

On Unit 19 rear, 31 and 32 and Unit 49 rear

Upright Wood Electrical Panels

Behind Unit 49-50 and 59-60

Stumps to Grind

Unit configurations

Phase 2 Units 19 through 51 Three story buidings with roof decks

Phase 3 Units 52 through 66 Side by side two story buildings

Manager Suggestions/ideas based on May 2010 inspection

- 1) Have Heart of Oregon Corps rake area between road and parking lots
- 2) If existing garbage structures retained paint metal tops and seal concrete pads
- 3) Remove some of the fence and create rock berms in their place for variation and interest
- 4) Crown clean select Ponderosa Pines