

HARBOUR POINTE HOMEOWNERS ASSOCIATION  
Maintenance Projects List - 5/15/2025

Completed Requests

Pool - Repaired busted main water line to bathroom

Pool - Repaired failed shut-off valve and water line to toilet in bathroom

Pool - Replaced cracked sink faucet in bathroom

Pool - Secured downed lattice

Unit 2 & 8 - Stopped water from leaking into units

Building J - Reattached downspout to drain extension

Roads - Cleared off storm drains 2X

**Pest Control** - J&R Nuisance hopes to get out to the 3 units on Friday.

9787 #28 small animal chewed hole in siding and screen deck

9708 #45 squirrels nesting on metal roof

9801 #24 critter in roof of screened porch

**Termites/Bugs** – Annual maintenance plan recommended \$32k/yr as opposed to treating unit that thinks he has termites, no active signs observed by pest control, any existing pests will eventually all die off with program. I would tell the homeowner the wall he is concerned about will be treated to satisfy him. More involved treatment of just his unit is \$1500.

**Leaks** - Unit 11 leak is being caused by improper level of the metal roofing installed above the deck allowing water to flow back into the building. Appears this has been an issue since previous maintenance jacked up decks at the base. The decks above unit 11 at unit 15 are also at a negative incline allowing water to flow toward building. So far I have one Contractor quoting solution.

Buildings reporting leaks are D, E, H, and L. Not all have been inspected. Building F leak should be resolved from deck repairs made. Told homeowners to please report any change in interior visual damage.

Unit 40 exterior repairs completed, siding still needs painted. Interior repairs not completed.

**Asphalt patch** – One cold patch was applied to where the road meets the driveway and so far that has not prevented the car brake assist system from activating when backing out of driveway. Another application across the entire end of the driveway is a cheap solution to see if it works. Homeowner said cold patch was applied 1 other time in the last 8 years. Cost for cold patch is around \$150. I received a \$1500 quote from an asphalt contractor to patch it with asphalt using infrared heat to heat old & new to bond together with no seam. 1 year warranty, but expect it to last 5 years or so. Other contractor said it was too small of a job and a cold patch should suffice temporarily until we decide to repave the road. \$\$\$\$\$

**Road drain near 9376** – Clearing the 2 drains of debris on a regular basis is the solution for now. Jetting costs \$600 each service call. Maintenance plan quoted jetting every 6 mo (may & Oct) regardless for \$1,038/yr.

**Misc carpenter repairs** – Rotted deck board replacements, soffit repair, siding under door frame, and other miscellaneous small repairs will begin next week.

**Staining** – Staining of older deck/step repairs should begin mid to late June. Fire escape will be last priority.

**Siding/Trim Replacements** – Not something I am actively working on. Contractor needs to assess and quote replacements. Likely more damage will be uncovered when this takes place. Chimney chases appear to have the most rot likely due to having no backing, and the trim was not replaced when hardie board siding was installed

**Windows** – Unit 16 window is in at Tommy D's and they are scheduled to install early August. Tried to find someone to install earlier since they were told installation would take place in March, but does not appear to be cost-effective to have another contractor do it earlier. Height and size of window is a challenge for this installation.

**Bird Holes** – Currently have a contractor looking to quote bulk repairs throughout community. No small task, height of holes is challenge.

**Roofs and gutters** – Roofs and gutters need cleared of debris, when debris fills gutters and is not removed they allow water to flow back into building and can cause gutters to fall due to weight. Contractor quote is needed.

**Tree trimming** – Trees need trimmed away from building throughout community. Contractor quote is needed due to height. One example of lack of trimming caused dislodging of vent cap on chimney causing a \$700 repair due to the need to inspect for liner damage to ensure chimney is safe for use.