

# SIERRA LANDING NEWS



## IN THIS ISSUE:

- Upcoming Events
- Laundry Rooms Update
- BOD Meeting Minutes
- Feedback
- Did you Know?
- Water Heaters
- Windstorm Damage

## UPCOMING EVENTS

It's a brand new year and the Sierra Landing Board is already making plans for events to host for our residents this year! Next issue? Be ready to mark your calendars for these 'not-to-miss' events!

**Brunch with a Cop and the Board**  
 Guest speaker: **Montgomery County Police Community Relations Officer Kathryn Beard**. Converse, get your questions answered and opinions heard by the SL Board and the Montgomery County police...*all while you eat!*

### **Playground Grand Opening! Ice Cream Social**

What better way to open our newly renovated playground than with an Ice Cream Social? **While the kids play, you can have your say**, with the SL Board. Meet your neighbors, make new friends and get a "head freeze" from your favorite ice cream!

**EVERYBODY LOVES ICE CREAM!!!**

### **Dog & Cat Appreciation Day! WE LOVE OUR PETS!!!**

To prove it, we are inviting a Vet & Vet-tech for free check-ups of your dogs, cats or whatever... **no snakes please!** Ana Arriaza, from Mont. Co. Dept. of Environmental Protection will also be there answering questions about your pet and our clean drinking water. She will be giving **pet goodies and treats to Sierra Landing pet owners.**

**DON'T MISS THIS ONE!!!**

Remember, you can always find the upcoming dates at your Sierra Landing Website! Just go to [www.sierralanding.net](http://www.sierralanding.net). Dates, rain dates and event times will all be listed there.

Also listed on the website are the dates for the monthly board meetings, facilities & safety information as well as Management contact information. Don't forget to check your lobby board as well.

# LAUNDRY ROOM UPDATE



CE Construction has been upgrading the 12 laundry rooms at Sierra Landing.

## Improvements include:

- Energy saving high output lights with clear Plexiglas covers.
- Cove base borders around bottom of walls.
- Patching and painting badly damaged floors
- Ceiling tiles replaced
- Walls painted

The SL laundry rooms have not had a makeover for years and CE is working to finish without disruption to your normal schedule.

Hopefully all work will be completed by the end of this month.

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## SIERRA LANDING BOARD OF DIRECTORS MEETING MARCH 1, 2018

Meeting was called to order at 7:05 PM

### RESIDENT CONCERNS:

Accounting concern regarding a condo-fee was addressed.

A resident inquired about when back-flushing of pipes last occurred to keep pipes from clogging and back-ups. The BOD advised it is performed every six months, and the next one is to be scheduled soon.

Resident inquired about flower beds in front of each building. She was advised by Board that a decision is pending.

Resident had questions regarding an ACC application to install a washer dryer in her residence. Management advised she should submit her ACC request as planned.

Resident advised the washing machines in building 11601 are too close to access panel for plumber service. Board advised CE Construction still needs to install Cove Base around base of floor they would relocate at that time.

The BOD motion to accept the prior meeting minutes from February 7th was approved as written.

### BOARD BUSINESS: THE BOARD OF DIRECTORS TOOK THE FOLLOWING ACTIONS:

- Requested management to move forward with the Miller-Dodson Reserve Study bid that was approved in the Dec 2017 meeting.
- Approved motion to extend invitation to SRG Architects to a meeting of owners regarding the Sierra Landing construction project.

# BOARD MINUTES CONTD.

- Approved Team Chateau Roofing & Waterproofing quote of \$3026. to repair 11505 Amherst roof, as water is getting into units.

- Approved power washing of affected areas by CE Construction, to remove black moss stains from buildings at a cost of \$2,400.

- Approved installation of cove base in the laundry rooms at a cost of \$5,741.63 by CE Construction.

- Requested management communicate with Clean Advantage Maintenance, requesting a "soft brush vacuum or broom sweep" method to avoid damage of newly painted laundry room floors.

- Approved the Go Pro proposal for handyman services 2 days per week, at a cost of \$30 per hour pending the mutual approval of Tacoma Park's Overlook condominium's BOD.

- Approved Parking Regulations be forwarded to Owners thereby satisfying the 15-30 day feedback requirement, prior to putting new parking regulations to a vote.

- Approved repairs of on site water heaters based on quote from O Connor Plumbing of \$4700.

- Creating a lease addendum, with the standard language being provided by the attorney for the BOD to review and see if there are any changes they would like to have made regarding Sierra Landing most violated by-laws.

## BOARD PROJECT AND ACTIVITIES REPORT:

### Physical Plant

- **Pool Update** for new season: in progress

- Pool Inventory: in progress

- Regular Physical Plant Report: Social Calendar / Verizon

**Verizon:** Buildings with call box issues need to be identified.

**Social:** Listening Sessions with light refreshments / residents would discuss ideas, concerns for the community with BOD without 2 minute time limit.

Planned events:

-Owners and SRG informational meeting with written questions.

-Brunch with guest speaker and BOD to listen and communicate.

-Playground Opening: Ice Cream Social served by board and listening session.

-SL Dog & Cat Appreciation Day and listening session with guest Vet and DEP rep.

Financial

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# BOARD MINUTES CONTD.

**Financial:** Inventory of on-site materials and tools for handyman transition to SL  
- Loan financing possibilities re: engineering project  
- Delinquencies and tenant occupancy

## Other projects:

SRG Talking Point questions for Architectural meeting and owners.  
Taking advantage of Montgomery County free or rebate HOA programs on behalf of SL.

Meeting adjourned at 8:42 PM

# FEEDBACK:

- **POOP ARTICLE:** I notice a lot of feral cat poop as well at Sierra Landing.-SC
- Enjoy the fact that we have a Newsletter again. Its about time!  
- RP

**NOTE FROM EDITOR:**  
**HAVE AN OPINION OR A COMMENT? LET US KNOW!**  
[www.sierralanding@gmail.com](mailto:www.sierralanding@gmail.com)

# DID YOU KNOW?

- **2% increase of condo fees at end of 2017 was due to increase of utility cost only.**
- **Where do your condo-fees go? Read the BOD Minutes regarding money spent for repairs and upkeep!**
- **Bulk trash cost for illegal dumping in our parking lot cost well over \$4,000 per year!!!!**
- **YOU CAN VOLUNTEER!** It's fun! Young or old, Sierra Landing needs your help on the Newspaper, Tennis Court, Swimming Pool, Social Events, Building Captains, and much, much, more!!!  
e-mail: [sierralanding@gmail.com](mailto:sierralanding@gmail.com) and enter **VOLUNTEER!** in the subject line. Hope to hear from you **SOON!!!** - **THE BOARD**

**COMING SOON...**

**POOL PARTY!!!**





# WATER HEATERS

***Water heater complaints have been received and are being addressed by O'Connor Plumbing. The cost is reflected in the BOD Minutes above. Since the water heaters were all installed at the same time, the report below should not come as a surprise.***

***O'Connor Plumbing performs periodic checks of all water heaters on the SL property.***

## **Amherst:**

Bldg.11501 Amherst Av. -Needs a thermometer replaced, not reading properly

Bldg.11503- Needs a relief valve and exp. Tank replaced.

Bldg. 11505- Needs a thermometer and exp. Tank it's full of water

Bldg. 11507-checked out. Everything is working properly

Bldg.11509 Has a 1 1/2 ball valve that is starting to corrode on the hot side. That needs to be checked on in a month.

## **Bucknell:**

Bldg. -11506 Bucknell checked out with no work at this time

Bldg.11508- Needs a thermometer and a exp. Tank replaced

Bldg.11510 Bucknell Dr., needs a thermometer replaced

Bldg.11512 Bucknell, needs a thermometer, exp. Tank and a relief valve replaced

Bldg.11514 Bucknell, needs a thermometer replaced

## **Elkins:**

Bldg. 11601 Elkins, needs a thermometer, relief valve and a exp. Tank replaced. Also, isolation valve on hot side is corroded and should be replaced.

Bldg. 11607 Elkins, checked out, with no work needed at this time

## **WINDSTORM DAMAGE**

Many residents sent reports of building damage and loose tiles to Management as well as the Board. All of this information has been given to our contractor for necessary repairs. We are working as fast as possible to repair and contain the damage. - The Board of Directors