



## August 2017 News Brief

### *Important Notice!*

Stone Valley Painting will conduct the caulk inspection between Tuesday, September 5 and Friday, September 8, between 9 a.m. - 4 p.m. Inspections will begin on 2-Bedroom Townhomes, then 3-Bedroom Townhomes, and finishing on the Condominiums.

Residents do not need to do anything to prepare for the inspection, but should simply be aware that they may see Stone Valley Painting crew outside their doors or windows, and keep shades drawn for privacy.

### *Thank you.*

- To Dorothy Pedersen, our landscaper! The City of St. Louis Park approved the cistern as well as the stairs reconfiguration between the 2 bedroom buildings on Franklin Avenue.
- Bill Theobald, condo board member, chairing the Party Room remodel, and Melissa Burrows, 2 bedroom board member, and Daniela Hofer, 3 bedroom board member, for working with an interior designer and presenting the results to the board.
- To Deb Wolkenbrod, condo board member, helping Ric with the grass re-seeding by 7414.
- To Melissa Burrows, 2 bedroom board member, for weeding along Franklin Ave.

### *Accomplishments:*

- Seal coated entire Greensboro asphalt in 5 phases. Marked extra cross walks (home owner input) and added two parking spaces.
- Approved and executed caulking of community building and common area at condo buildings.
- Approved and executed tree and limb removal.
- Retaining wall on the East side of Franklin and Maryland Avenue has been installed along with new plantings.
- Another swimming pool inspection passed in August.
- Condo 7414 FOB reader is working again.
- The approved Party Room design, remodel and budget has been approved by the Board at the August meeting. This is the first major remodel in approximately 25 years. Estimated start date: October or November. Watch for updates in future News Briefs.
- Ash borer tree treatment has been performed.

- Approved tennis court surface crack repair in July. However, as vendor was not able to perform work, board decided at August meeting to postpone work till next spring.
- Removed large trees in the grass area next to tennis courts to accommodate soccer/volleyball/badminton, etc. game area.

*In the works:*

- Brick and tuckpointing repair. Board approved 10 weeks plus extra work at 3 Bedroom gas meter wall areas.
- Various garage doors are being painted following the seal coat application at asphalt company's cost.
- Cistern is being prepared to go in at Franklin and Louisiana Avenue corner. Irrigation system has been installed and will be connected to cistern that will catch roof water to be used to water along Franklin and Louisiana Avenue. This is a project with the Minnehaha Watershed Foundation which will cover the majority of the cost.
- Some stairs and sidewalks along Franklin Avenue by the 2 bedroom town homes will be removed and two new stairs leading directly out of Greensboro will be built.
- Await engineer report about 3 bedroom town home garage lintels.
- Await status report about caulking at 2 bedroom, 3 bedroom and condo windows (home owner responsibility).
- Matrix showing various maintenance and repair items and who is responsible.
- Evaluating dedicated motorcycle parking space. Potential areas: by the villa and by 2038/2040 Louisiana Avenue potentially removing the trash container.

*Please help:*

- By reporting common malfunctions (lights, doors, etc.) as well as car license plate information - especially if you have changed car or are a new Greensboro resident (We don't like to tow anyone!) - to Greensboro's office either by email [Greensboro\\_Square@hotmail.com](mailto:Greensboro_Square@hotmail.com) or phone 952-544-0477.
- Please report any suspicious people in the parking and building areas to the St. Louis Park Police. Several cars have been broken into at Greensboro and surrounding areas.
- By driving carefully and slowly at Greensboro. The speed limit is 10 MPH.

*Useful information:*

- Contact Shayne Damian, [SDamian@Gassen.com](mailto:SDamian@Gassen.com), 952-253-4921 if you plan on selling your condo/town home. The notice regarding the pending law suit has been updated. More information may be available at the next board meeting.

*Mark the date:*

- Next Board Meeting: September 21, 2017. Home owner forum from 6:30pm to 6:45pm.