

MEADOW CREEK CHATTER

SERVING MEADOW CREEK CONDOMINIUMS

JULY, 2011

BOARD MEETING RECAP

The Board approved mulching the trees along Old Settlers Trail, and also the pool area and entrance beds. This added nice visual appeal to the property.

A window committee was set up to look at replacement options, which include a lower cost vinyl window. We hope to have a selection made before the end of the summer. This committee is also looking into patio doors, front door styles, and rear laundry room doors.

Grounds repair was approved behind the 801 building where there was a water main break this winter. The rainy June pushed the project into July, but the grass is now growing in this area. The Board decided to go with seed instead of sod to save money.

Meadow Creek obtained a great price on replacement air conditioners this year. We have been contacted by several home owners asking for another group buy, but the supplies are limited when they are available in the spring. We will look for competitive prices on these units next spring. There is also the option of purchasing an alternative model individually. Contact Bob Seagren at Warners' Stellian (651-726-1650) and tell him you are from Meadow Creek Condominiums. He knows the specific size requirements for our through-the-wall sleeves.

The Agreement with Comcast was approved and the Association received a check for \$120,600 in early July.

We have hired a new building tech, Tad. He will be a great asset to Meadow Creek. Please make sure to welcome him. •

2011 FINANCIAL RESULTS

	<u>2nd</u> <u>Quarter</u>	<u>Year to</u> <u>Date</u>
Total Operating Income	\$338,162	\$689,620
Total Operating Expenses	<u>-392,014</u>	<u>-758,317</u>
Net Operating Surplus (Deficit)	(\$53,852)	(68,697)
Reserve Income	\$110,538	\$221,049
Reserve Expenses	<u>-79,131</u>	<u>-114,871</u>
Net Reserve Surplus (Deficit)	\$31,407	\$106,178
Total Cash & Invest. on 12/31/10		\$223,218
Total Cash & Invest. on 06/30/11		\$313,860
Total Receivables on 12/31/10		\$ 83,438
Total Receivables on 06/30/11		\$108,953

RAIN GARDEN

We have obtained approval for a maximum grant of \$10,000 from the Nine Mile Creek Watershed District. We are progressing with the rain garden to the south of the 816-820 building. This work also includes repairing and re-landscaping the "rain garden" that was installed previously on the southeast corner of 816. This will eliminate the standing water in the area.

Work has begun on the new rain garden and will be completed in the next few weeks. We will continue to receive the \$10,000 per year as more rain gardens are installed. We have a long-term plan to install 10 rain gardens over the next few years. •

COMCAST PAYMENT

Last year we were approached by Comcast, who was willing to pay the Association a substantial sum in exchange for a Services Agreement and a Grant of Easement, which would give them the right to have their equipment on Meadow Creek property for the next 15 years. Given the length of time that the Agreements would be in effect, and the many pages of fine print, the Association's legal coun-

sel was asked to review the documents. A number of changes were negotiated before the Board agreed to accept their offer, but the Agreements were finally signed in May. We are pleased to inform you that earlier this month your Association received a check from Comcast in the amount of \$120,600. With the many maintenance projects and improvements needing attention at Meadow Creek, these unexpected funds will be put to good use. •

MEADOW CREEK CONDOMINIUMS

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Office Hours

Monday—Thursday

8:00 AM to 6:00 PM

Friday 8:00 AM to 4:30 PM

After Hours Emergency

Police & Fire Emergency
911

Police (Non-emergency)
(952) 938-8885

Management Company

Omega Management, Inc.
15350 25th Ave. North #108
Plymouth, MN 55447-1991

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Ass't. Association Manager:

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Editor:

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Meadow Creek Chatter is the
official newsletter of Meadow
Creek Condominiums

NATIONAL NIGHT OUT

Mark your calendars for National Night Out on Tuesday, August 2nd, from 5:30 PM to 9:30 PM. This fun event will be held at the Meadow Creek pool plaza. There will be hamburgers, hot dogs, ice cream, cake, music, prize drawings, and games for the kids. This event has always had a great turnout. •

WHERE TO GO IN BAD WEATHER

The Community Room located in the back of the office center building (823 building) is available for shelter during severe weather. You can call the main office at 952-935-9565, press 0 for a maintenance emergency, and inform the dispatcher that you would like to go to the Community Room because of the weather. Chances are the room has already been opened. Use the side door, around the back of the 823 building to enter. •

ASPHALT WORK

In June the Board awarded the contract for asphalt repairs and seal coating to Minnesota Roadways. The total amount came to just under \$140,000, covering a variety of work. First, there are a number of areas in the parking lots which need to either be removed and replaced, or overlaid with new asphalt. This work involves about 3,000 square yards.

Then there are three garage buildings which suffer from an excessive amount of frost heaving in the winter in front of the doors. The driveway lifts up so high that water can't run out of the garage, creating an icy hazard inside the garage and a difficult lip to drive over. Correcting the frost heaving problem requires removal of a 6' wide strip of asphalt adjacent to the garage aprons, and then excavating 32" deep. A 2" layer of foam insulation is then laid at the bottom of the excavation before it is backfilled with Class 5 base rock. Although it sounds too simple to be true, the foam actually prevents the frost from driving into the ground, and the Class 5 does not hold moisture so the frost heaving will cease to be a problem.

The last category of work is in lots #7

and #8, where there is inadequate grade between the two parallel rows of garages in each lot. The result is water running back into the garages, which last winter left some of the garage floors almost completely covered with water up to the fronts of the garage. Previously an attempt was made to solve the problem by regrading, but that turned out to be ineffective as there is not enough elevation drop to rely on surface drainage.

The solution is to install underground storm sewer pipe with catch basins to provide localized drainage. The asphalt is then sloped to direct the water into the catch basins. This work requires 280' of 12" diameter PVC pipe and three catch basins.

Weather has been a problem in scheduling the work, and to date only the new catch basins and drain pipe have been completed. However, the remainder of the repair work is set to take place later this week, weather permitting.

The new asphalt should be allowed to cure for a month or so, and then it can be seal coated with hot oil and rock. Both the repair work and seal coating will be done in two phases to minimize inconvenience to the residents. Watch for the notices advising when your particular lot will be closed to vehicle traffic! •

REMINDER OF NEW PATIO AND POOL RULES

The Board had approved new patio rules and pool rules. We are noting some important changes:

POOL RULES

- To determine the cut-off age for a “child” who must be accompanied by an adult, the age will be 15 since the City curfew is 15.
- The pool staff will now monitor the gate closer to make sure there are no large groups entering the pool, and also making sure there is an adult present if a child is in the area.
- There will be fines for violating pool rules. The first is a warning, followed by suspension of pool privileges for the season and a \$50 fine. The pool monitor will verify violators entering the pool and the police will be called if they fail to leave the area.
- These rules are put into effect for all residents for safety and enjoyment. •

POOL STAFF

We have received very few complaints regarding this year’s pool staff. They monitor the activity at the pool, stock supplies, and keep the pool area clean. It appears they are doing a great job. Also, a big “thank you” needs to go out to some residents who have assisted our pool staff in handling a small number of confrontations or situations at the pool. •

COMMITTEES

The response to the plea for volunteers to serve on the three new committees that have been formed was somewhat disappointing: Social — 0; Grounds — 2; and Welcoming — 2.

However, that means there are still openings, so if you would like to make a contribution to your community, please consider volunteering your time to serve on one of these committees. To express your interest, please contact the Meadow Creek office: 952-935-9565 or at meadowcreekcondos.com. •

PATIO RULES

- The old patio policy did not provide consequences to the owner, so the Association could wind up bearing the cost to clean up the patios.
- New fines associated with violations include a warning letter, then a fine of \$50, followed by \$10 per day, until the item has been removed. A \$100 fine will be assessed for another offence within 12 months, followed by fines of \$200 each for any subsequent violations within one year.
- We encourage you to review the new patio rules sent out as there are many changes. •

ATTENTION ALL INVESTOR OWNERS

Please be aware that the new pool fob many of your tenants have picked up from the office should stay with the unit. When you have a turnover you should be collecting the pool fob as you would the unit door and mailbox keys. If the pool fob is not recovered, your unit will be charged \$40 to replace it and the previous fob will be deactivated. •

MEADOW CREEK CONDOMINIUMS’ OFFICE WILL BE CLOSED ON MONDAY, SEPTEMBER 5TH FOR LABOR DAY

TREE PRUNING PROJECT

Since we only have \$20,000 budgeted under Tree Maintenance for 2011, we decided to prioritize the work to be done into three group categories: removal of entire trees, removal of dangerous hanging branches, and overall pruning. As the pruning will be the most costly part of the work, we divided the property into four Sections, with Section 1 consisting of the trees on both sides of Old Settlers Trail to Smetana Road, and the SW corner of the property.

That leaves three other sections to be completed, one in each of the next three years. We have found that given the types of trees that predominate at Meadow Creek, particularly the Green Ash, a four year pruning cycle is about the frequency needed to maintain their appearance and reduce storm damage cleanup costs.

We were pleased to see that the three bids came in as close as they did, as that is an indication that they had

all sharpened their pencils. There was a spread of only 8% from the lowest to the highest bid, and the work was awarded to Rainbow Treecare at a cost of about \$12,500.

The Rainbow Treecare bid included the removal of 11 trees and pruning of 73 trees. One of the trees proposed for removal, the Honey Locust at the NW corner of the pool, suffers only from the fact that it is in the wrong location. Although it is otherwise a fine specimen, it creates a real problem with debris falling into the pool, which is why large trees should never be planted near swimming pools.

All of the Russian Olive trees will also be removed. They are ugly, messy trees which are planted by builders only for the fact that they are fast growers and help to give the property a more mature look sooner. However, you rarely see Russian Olive trees planted any more, and that has been true for at least the past 20 years. •

Meadow Creek Condominiums

823 Old Settlers Trail

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TO: