

**Morgan Street HOA/SD  
Managing Agent Report**  
For February 20, 2017 Meeting

**HOA and SD Financial:**

All bills are current. There are two assessments not paid as of today. One is a misunderstanding that we are working out from 2016.

**Grounds:**

We have had a number of complaints concerning ice in the walkways. The problem has not been with the roads or the driveways but the warm/freeze cycle has always been a problem for the walkways. When the walk is cleared and later the melt flows back over the surface and freezes, it is impossible for a contractor to solve this economically. Another concern is that the contract calls for service when snowfall is above two inches. More than half the storms this year have been less than two inches, yet Cleveland has been responding. However this creates a different problem. Our contract calls for a limited number of responses over which charges can be billed. We are currently very close to that number and while we are all hopeful for an early spring, we still have 4-6 weeks of possible snow left. I continue to be in constant contact with the Cleveland supervisor during each snow event.

**SD Facilities:**

The lift station down the hill from 1 South Collins Terrace has new floats. However upon further testing, the technicians are concerned that the electrical panel is not working properly and have advised for a new electrical panel. I am getting an estimate.

Old business: There is a new style bulb installed at the corner of Birch Run and Saratoga Circle. The LED used there will save considerable electric usage but is a different color. I have a proposal to change all the lights for a total of \$2340.

**HOA Projects:**

Powell hasl perform an inspection of each property and will give a list of repairs as soon as it is possible.

John Safford, CMCA  
Managing Agent, Edgewater Management Group