

**Morgan Street HOA/SD  
Managing Agent Report**  
For January 9, 2017 Meeting

**HOA and SD Financial:**

All bills are current. There is one assessment that was not paid in 2016, we are working on collection. A budget has been distributed and will be presented at the meeting for vote.

**Grounds:**

I have received no complaints with the numerous small storms we have had. Cleveland has been responding to my calls and we have a notification plan that seems to be working well.

**SD Facilities:**

It is very important that we keep reminding the residents that they need to restrict what gets flushed. Our station pumping will continue in the spring. Mahoney Alarm Company continues to monitor the status of the pumps.

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.

I noticed that our electrical charges have gone up considerably in the last three months and have asked Spa Electric to investigate. The high charges of a month ago have gone down to normal but I am still trying to confirm what could have caused it.

LaPlante has suggested the need to replace Floats (5) - \$73.00 ea. = \$365.00  
Float Bracket - \$60.00 Labor – 2 men \$135.00 p/h total \$560 in the back lift station.

**HOA Projects:**

Letter for painting next year has gone out to 1-9 Saratoga Circle for with payment due by April. There is no change in the pricing from last year. It is expected that Powell will perform an inspection of each property and give a list of repairs as soon as it is possible.

John Safford, CMCA  
Managing Agent, Edgewater Management Group