

Your Board of Directors' Road to continuing Success for Gayton Glen

- In 2003 we reduced cost of Management by removing the old management company. By taking on more on-site management responsibilities we were able to **reduce management costs from \$55,960** proposed by *Community Group* in 2002 to **\$18,900** with *Harrison & Lear* in 2009.
- We implemented a plan to replace rotten trim on homes in two years throughout the community. We **doubled and in some cases tripled, what Homeowners were getting for each repair dollar in the past**, by hiring independent local contractors, using experienced Homeowner volunteers to act as general contractors and by using Gayton Glen's "economies of scale" to buy materials at much lower contractor prices.
- A study was done to determine the most equitable way to spend the Homeowners dues and determined that the **Ryan built homes** should have a **class of stock all their own**. An amendment was drafted and passed by over 80% of Gayton Glen's 175 Homeowners.
- We did a study of the massive deterioration of Stanton Way homes (Class 3). As a result we Proposed and Passed an Amendment (**with over 90% of Gayton Glen's Homeowner support**) to allow those owners to take over their own repairs and **avoid an increase in dues to \$300 per month**. As repairs were completed by each Stanton Way Homeowner, a check for their share of accumulated **Roof Reserves was reimbursed to each**. Class 3 Homeowners ended up with an overall net **monthly reduction in their dues of \$50**.
- **In 2004** we started replacing **dilapidated stockade (builder installed) fences in Class 4, with 30(+) year shadow box style fences at a remarkable pace**.
- Due to the increased cost of materials anticipated by the rise in oil prices, we took advantage of an offer to take delivery of materials to complete the project before additional price increases occurred and completed all fences shared by 2 homes in 2005. This **saved the community many thousands of dollars and by using a longer life product we are able to keep reserve contributions low, thus keeping dues low**.
- In 2006, we installed **2 new parking spaces on Keeney Court**. This was the only cul-de-sac in the community without visitor parking which caused many problems for the Homeowners there much inconvenience.
- Last year we contracted with *Snead and Associates* to continue the **Gayton Glen Beautification Project** to include the lower portion of Timberly Waye (1700s). Over the last 7 years Gayton Glen has seen almost **300 new trees** planted (over 105 trees planted along Gayton Road and John Rolfe Parkway, just under 150 trees in the Ryan Homes area (Class 4) of the community and the entrance to Gayton Glen and around 50 trees on Smithers Court) This **important investment in our community** may have even been the reason you chose to buy your home in Gayton Glen.
- We **permanently improved the road** at the entrance to the townhouses, replacing asphalt with a **much less expensive and environmentally friendly** concrete product to avoid the yearly repair of potholes there.
- A new street light was installed on Berman Court using new technology to provide additional safety while avoiding light pollution. In **planning for new lighting**, conduit was laid when the roads were replaced in 2006 so we could **avoid any additional expense for road repair** when the new light was installed.

- We use a **PREVENTIVE maintenance approach** for Gayton Glen in order to reduce overall costs in the long run. Such as:
1. **Increased gutter cleaning** from once per year to 2 and 3 times depending on the area of the community with inspections and maintenance performed at the same time.
 2. **Yearly tree trimming and removal (new to Gayton Glen).** This also prolongs your roofs, siding, and trim, reducing repair costs over time and improves the appearance of Gayton Glen. In 2003 a major hurricane struck three weeks after the first trimming/removal and Homeowners were spared major damage from falling trees and limbs.
 3. **An infestation of wood eating Carpenter bees had been very costly** to the Homeowners in Classes 1 and 2 (the community's older homes) for many years causing premature replacement of wood trim. In 2004 after much research we secure a plan and reputable company, to provide us a three year contract to address the problem. **By using our "economies of scale"** provided by a community the size of Gayton Glen, **we were able to negotiate a very reasonable rate** from *Western Pest Service*. In a continued effort to rid our community of this pest, *Western* agreed to continue to provide treatment in subsequent years for half the cost in prior years.
 4. Last year all the roofs in Class 4 were cleaned of a **fungus which prematurely deteriorates shingles and creates a health hazard.** This treatment helped Homeowners **avoid higher dues and special assessments** by preventing the fungus from stealing years of useful life from our roofs. By treating all the roofs at one time we saved the Homeowners \$88 per home.
 5. All rotten wood is replaced with PVC, a more expensive but **permanent replacement** which requires very little maintenance by Homeowners and no further maintenance by the Association. This means **more dollars for other repairs and improvements** to Gayton Glen in the future.
 6. We researched and adopted new technology to repair sidewalks and curbing which resulted in **major savings in dollars and environmental conservation.**
 7. We now **crack seal and do more minor repairs in between scheduled sealcoating to maintain the integrity of the asphalt.** Huge costs were encountered in 2006 when the true extent of the deterioration of the roads and parking areas in Class 4 (Ryan Homes) was discovered. Over \$62,000 was spent in a 12 month period on new paving in those areas and seal coating of all roads in Gayton Glen. Also covered was the repair of sinking curbs and sidewalks in Class 1 and especially Class 4.
 8. **Installed energy efficient fluorescent lighting** at the front entrance to Gayton Glen.

- **FUTURE PLANS: Our next big improvement for Gayton Glen will take place in Class 4 (Ryan Homes).**

- Last year, we had to replace roofs on 4 units on Smithers Court.
While this was an unfortunate occurrence; it was also an eye opening one. The cost of up-grading the roof shingles from 20 years to 50 years was only a few hundred dollars. Further, it showed the **cost savings of using a superior 50 year product over a 20 year product.**
Besides the longer life of the 50 year roof, it also **stands up to winds of 120 mph, has a better fungus resistant warranty and is aesthetically pleasing,** This translates to **less cost** to Homeowners for repairs due to high wind damage and fungus removal, and a much more attractive and valuable roof when it comes time to sell. Further, less money will have to be saved in a Reserve account each year for roofs the next time around and the replacement of a 20 year roof with a 50 year roof will lessen the necessity of large dues increases when the new roofs are replaced.

- Last year we **started replacing the front porch decks and steps** on the patio homes in **Class 2** (on an as needed, one per year basis) with a superior recycled product which will not rot, needs no paint or stain, is impervious to insects and has a 30 to 50 year life. This will be a valuable improvement to those homes in terms of aesthetics and resale value, and the elimination of future repairs by the Association. Thus saving countless dollars in the future.

- In 2008 we **started replacing privacy fences in Class 1** on an as needed basis with the same 30+ year product used in the construction of Class 4 fences.

- Class 3 (Stanton Way) will receive a face lift through a newly renovated common island in 2010.