

Timeline - Franklin Village

2025 or beyond

- Gutters 2x (cleaning)
- Road resurfacing \$35K – TBD (road were paved in 2016)
- Garage roofs? \$185-200K Do within 5 yr of house roofs to save money on renewing permits (vs redoing permits)
- Increased quarterly assessment – January \$2000 (8%)
- Reserve study \$5K
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2024

- Increased quarterly assessment – started in January – to \$1850 (2.8%)
- Spot Power washing houses/garages/sidewalks
- Pool – change to salt water. New filter.
- Pool furniture old beige furniture was painted and strapped with blue to match newer furniture.
- 571 gutter on front of garage (test case).
- 587 drain front yard HML
- 564/565 garage flooding – HML drain installed
- 594 crushed pipes (due to roots from trees). Replaces and re-routed.
- Drainage away from house (593)
- Sinkhole repairs (\$10K). Replace pipe at 563. Repair at 564.
- Sinkhole at base of pool walkway. Cause undetermined. Filled and paved. \$2K

2023

- Increased quarterly assessment – started in January – to \$1800
- Roofs replaced Oct/Nov/Dec. Evaluated 3 contractors/quotes. Bachman's Roofing. \$800K. \$600 assessment per resident. Bachmans gave a presentation to residents at our Annual May meeting. Planning to do Garage roofs and both house/roof gutters in approx. 4 years (would need to renew existing permits within 5 years to get a reduced cost). Decided to do roofs at this time because we had 45 repairs over the last 2 years. 29 different houses with a repair (some multiple). 34% of hour houses were repaired in last 2 years.
- Termite inspections (March/April/May) (outside all residents. Inside only if invited in by residents). Moyer. Termites found at one residence.
- Created a generic email account for FV emails HMFranklinVillage@gmail.com
- OneDrive for that email account can be used to store village documents.
- Stormwater pipe update – work done in 2022 at 530 was responsibility of MA and FV was reimbursed by MA in 2023 (\$10K).
- Learned that East Goshen Township now requires hard wired smoke detectors in all bedrooms.
- Trees trimmed February AC Tree Experts (approx. \$9K)
- Installed channel drain in front of garage at 529/530 to handle water run off (ice buildup on road). (see note at the end of this document on an explanation of how it works). Paul Day/Cutting Edge \$5200.
- Renewed Hershey's Mill Landscaping contract (4 year) 19% increase.
- Renewed CSK Property Management Contract (3 year).

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- Hershey's Mill Landscaping – walking path contract ends Nov 24, 2023 (2 years of watering/maintenance for plants along the walking path).
- Cancelled service with Giuliani Pools – took on doing the pool maintenance ourselves. Kept pool open through end of Sept.
- Purchased 1 Pool pump in January (circulation pump failed during winter)
- Purchased pool filter and salt generator for pool – to be installed 2024.
- Received quote for pool concrete apron repair (\$5K). Held off. Will file down uneven parts ourselves in 2024.
- Gutters 2x year
- Insurance deductible changed from \$7500 to \$10,000.
- Maintenance Committee repaired cracks in roads.
- Got designs/costs for village entrance signs. Hold off for now.
- Wall (deteriorating) rebuilt at 560 \$5K

2022

- Walking Trail 2-yr warranty plants (ongoing).
- Shed with electric (new) outside pool fence (for umbrellas, pool furniture, decorations, extra siding).
- Stucco painting - Curt V
- Complete Rejuvenation/hard trimming – AC Tree/HML
- Gutters 2x year
- Lawn Aeration/seeding – October (this was a 'add-on')
- Power washing (Sept) – every other year.
- Dryer vent cleaning – Lint Doctor. Residents pay.
- Sinkhole repair/disintegrating pipe 563. Macadam.
- Sinkhole repair/leaking pipe 593. \$5K due to failure of corrugated piping. Macadam.
- Due to the above bulleted item - had stormwater pipes scoped/video (Pipe View) under roads (to determine if we have bigger issues that will lead to collapsed roads).
- Drains at 529-530 (pit in lawn) / 556 (channel drain in road in front of garage) to prevent ice buildup
- Landscaping behind garage at 547-548 (wet)
- Changed to Blosenski for trash
- HML snow removal based on # of inches of snow.
- Lighting on Mill Road – CSK
- Communicated to residents – pachysandra – residents responsible to pull 18 inches from foundations and around trees.
- Village signs painted.
- Directional signs refurbished with new numbers.
- Guidance posts replaced with pressure treated wood/vinyl sleeves/reflective stripes.

2021

- Walking Trail + 2-yr warranty plants. Ed McFalls
- Rejuvenation/hard trimming started
- Tree removal (10-12 large) 1st Phase. AC Tree Experts.
- Gutters (\$2K approx.)
- Termite Inspections (outside only)
- Pool gate and latch - new installed by Curt V

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- Pool deck repaired - Curt V. Replaced wood piles (dry rotted)
- Pebble board repairs completed.
- Mulch
- Chimney caps checked by Leroy
- FV to purchase batteries for garage doors, install, sell to residents (?) was in 1/11/21 notes
- HM Landscaping – (3 year contract)
- Seams in road joints are starting to open (observation)

2020

- Gutters 2x year
- Security panel upgraded GENx will hold us for several years. We were the first village to do it. Everyone had to upgrade their alarm system due to FIOS. Next time wireless?
- New Pool Contractor – Giuliani Pools (Rich)
- We had issues with quality of pool liner. Used chemicals to remediate
- Walking trail discussed.
- Power wash houses – garages – sidewalks
- CSK Contract renewed for 3 years
- Two (2) Pool Pumps replaced (had failed)
- Pebble board looked at.
- New Cover for Pool
- Water Leaks - caused water bills to be high (\$2-3K over normal, but cost \$20K to repair).
- Rhododendrons trim/hard trim
- 2 pest remediations (individual houses).

2019

- Roofs inspected
- Alarms 95% functional
- Dryer vents
- Gutters
- Garage door trim repaired (Curt V)
- HML for snow plowing – contract/bids

2018

- Gutters 2x
- Mildew remediation
- Exterior waterline leak 543 and 595 Horn Plumbing – occurs due to settling. Keep an eye on area where water enters your house (main line). If wet and soggy contact CSK.
- Got bids to re-caulk all windows (didn't do?).

2017

- Pool new 48in table (2) small table (2) arm chair (2) lounge chair (10) The Southern Co.
- Started with CSK 1/1/17 (3 year contract)
- Mulch
- Power wash
- Gutters 2x
- Termite – Moyer

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- Garage door trim. Owners paid \$55 (billed in quarterly bill).
- Pool walkway railing
- Verizon installed
- Chandler walking path talks started.
- Relocate Franklin sign on Mill Road for better viewing.

2016

- Pool replastering (bottom and sides) AquaThurity? (quoted – find out if they did the work)
- Sidewalks – concrete (DiStefano)
- Pool walkway concrete
- Garage doors replaced (fiberglass/Terratone color) \$800 each
- 3 permanent speed bumps installed
- Roads repaired and top-coated with new asphalt coating.
- Roads repaved - assessment (\$5K)
- All Storm drains repaired/rebuilt/cleaned out
- 12 houses sold in 2016

2015

- Dryer vents (every 2 years)
- Sidewalk started (DiStefano)
- Mailboxes (this year?)
- Garage doors installed (November) Smoker Door Sales. Village purchased the doors and hired Smoker to install.

2014

- Kipcon, Inc. a HOA Reserve Specialist, performed a study for Franklin Village in 2014. Kipcon estimated \$849,000 (2014 dollars) for a new roof. Their estimate was on track for replacement timing and cost.

2009

- Black railings installed at 548-555 to replace wooden steps/handrails that had deteriorated. Village maintains those specific handrails. All others are the responsibility of the homeowner.

1999-2000

- Roofs - \$4800K assessment per household (\$1600 in 2000/2001/2002)

Notes:

2023 - Installed channel drain in front of garage at 529/530 to handle water run off (ice buildup on road) Paul Welle/Jack Keeley/Margaret Callahan. There are holes (about 2" in diameter) in the bottom of the channel drain at each end, with a slotted cap to catch the debris. The west outlet is connected directly to the garage downspout via the new drain pipe. The east outlet is connected to the gravel bed under the lateral. Both outlets can collect debris and need to be cleared out on a regular basis (dirt, pine needles, leaf fragments, etc.). The west outlet was still functioning, even with the debris, draining the small amount of water still coming from the lawn. The east outlet is still draining very slowly due to the slow percolation rate into the soil from the gravel bed. Even with the debris and the small outlets, the channel drain has functioned so that there is no standing water in front of the garages. It just takes awhile after a large storm (3.3" yesterday) for that to happen. I suggest watching this over the winter (2023-2024) to see how it works when it is cold enough for ice to form (the primary reason for the drain). If ice still forms, then I suggest talking to Paul Day

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about enlarging the channel drain outlet so that the water drains more quickly. I'm willing to clean the channel drain this winter, as needed, to allow me observe its functioning more closely.

Connecting the French drain (pit) in the lawn directly to the garage downspout via the new pipe would allow the French drain to drain more of the water running off the lawn. It would probably reduce the debris entering the channel drain, but it would not eliminate all of the debris because, during heavy rain, the French drain would be overloaded so that some water would still flow into the street and over the channel drain. The current grate on the French drain is large enough and would not need to be replaced. I suggest observing the French drain over the winter also.