

Timeline - Franklin Village (2027-2055 projections are based on results of 2025 Reserve Study report)

2055

- Mailboxes
- Roofing garages
- Gutters garages (Phase I)

2054

- Roads seal coating

2053

- Roofing houses
- Gutters houses
- Garage Outside Lights
- Retaining wall repairs
- Water meter (belong to Aqua?)

2050

- Pool cover

2048

- Concrete sidewalk repairs/replacement
- Pool concrete decking
- Pool filter and pump system
- Franklin Village community signs

2047

- Street crack filling/sealcoating
- Metal railings (see Maintenance Responsibilities for specific railings that HOA is responsible for)
- Pool furniture

2046

- Village signage (street, traffic control, address/house number signs)

2043

- Water meter repairs (belong to Aqua?)
- Vinyl siding (was done 1996-1997)

2042

- Pool composite decking

2041

- Pool replastering
- Pool coping and tiling
- Garage doors
- Security (fire and security) alarm upgrade

2040

- Streetlights (will probably need to be done sooner than this)
- Street crack filling/sealcoating

2039

- Chimney caps (currently stainless. Leroy replaced all last time over a 5 year period)

2038

- Pool fencing
- Retaining walls (behinds a few houses) repair

2036

- Roads - Asphalt milling/paving
- Curb repairs
- Road Inlet partial replacement
- Pool filter and pump system

2035

- Mailboxes
- Pool cover

2034

- Stone veneer (repair/replacement as needed)

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2033

- Garage outside lights
- Roads – seal coating
- Concrete sidewalk repairs

2032

- Trash/recycle doors
- Pool furniture
- Pool shed

2028

- Signage for village (street, address, FV signs, stop signs)
- Pool concrete decking

2027

- Mulch
- Garage roofs? \$185-200K Do within 5yr of houses to save \$ on renewing permits (vs new permits)
- Gutters? (might just keep using what we have).

2026

- Quarterly assessment - January \$2200 (large increase due to both Alarm System to be replaced this year, and water usage/leaks from previous year).
- Alarm system (fire and security). \$585 per house out of Reserves (for removal of old panels and detectors, installation of new panels, 4 smoke detectors, panic buttons, township permit. Those that need an additional detector = \$75). Monitoring - \$23 mo. for 10 years – via Master’s Association (quarterly fees).
- 5 Retaining walls (had been wood, replaced with block by Paul Day \$6480.
- Road resurfacing \$32,165 (estimate accepted April 2026 work was done August/Sept 2026) (road were paved in 2016) – resurfacing recommended every 5 years (Reserve study). Resurfacing limited to 2x (check this info). Hock Sealcoating.
- Spot power washing of houses/garages/sidewalks.
- KEEP AN EYE ON IT – 593 HML determined street drainpipe is failing. Watch for sinking road and call Horn.
- Dryer vent email sent to residents. Residents to pick up cost. Remind residents to do this every 2 years (at least).
- Drain repair (was collapsing) in front of 602-604 Cutting Edge \$2200
- Pool – dig up 2 concrete pads where anchors for ladders are located. Replace one ladder and anchors with polymer material. George Cipolloni. Metal anchors had reacted with metal ladder and fused together. Purchased new ladder. Purchased cordless robot vacuum.
- Small sinkhole at pool/road drain (closer to houses than the pool). Was repaired by Horn who told us there is more to figure out. Something larger happening there.

2025

- Quarterly assessment – January \$2000 (8%)
- June – Greenhill Sewer Association – contractor Pipe Data View cleaned main sewer trunk lines.
- Major water leak repairs (several stormwater pipes disintegrated) vicinity of 558, 567, 559 - approx. \$20K
- Base of pool sidewalk sinkhole (corrugated stormwater pipe disintegrating) investigation/cleaning \$1200. Repair \$20K (replace 20ft of pipe, repair asphalt).
- 593 water issues front yard – ended up being a clogged drain (located in front yard). Piping was reconfigured to fix the issue. The issue was that the pipe in the street drain is rotting, and there are

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holes forming, allowing debris to enter. The drain in front of 593 was initially tied into this street line, allowing the debris to back up and clog the drain under the window. HML added a pop-up emitter near the curbline to bypass this pipe all together. Over time, that street drainpipe will eventually fail. That would need to be taken care of by a plumbing contractor.

- Used snow budget in first few months (due to snow, ice, extreme cold).
- Gutters 2x (cleaning)
- Mulch (every other year – next time will be 2027)
- Reserve study \$5K done by Bustamante Engineers, Inc.
- Termite inspections/treatment by Moyer (Spring) (outside all residents. Inside only if invited in by residents). Moving forward we will eliminate inspection but continue to pay for termite treatment.
- Several front doors painted.
- Pool closed October 12.

2024

- Quarterly assessment \$1850 (2.8%)
- Spot Power washing houses/garages/sidewalks (every other year)
- Pool – change to salt water. New filter. Kept open until early October.
- 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
- Lawn aeration/overseeding. Timing was bad (drought).

2023

- Quarterly assessment – \$1800
- Roofs replaced Oct/Nov/Dec. Evaluated 3 contractors/quotes. Bachman's Roofing. \$800K. (\$600 assessment per resident). Bachmans gave presentation to residents at 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 have had 45 repairs over the last 2 years. 29 different houses with a repair (some multiple). 34% of our 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).
- East Goshen Township now requires hard wired smoke detectors in all bedrooms.
- Trees trimmed in 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 (HML watered for 2 years).
- Cancelled service with Giuliani Pools – we maintain 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 by resident.
- Pool concrete apron repair quoted (\$5K). Held off. Will file down uneven parts.
- 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 Path along Chandler - 2-yr warranty plants (ongoing). (2021-2022)
- Shed with electric (new) outside pool fence (for umbrellas, pool furniture, decorations, extra siding).
- Stucco painting - Curt V
- Landscaping - Complete Rejuvenation/hard trimming – AC Tree/HML (2021-2022)
- 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 bullet 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
- 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.
- 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
- 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

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- 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.
- New Pool Contractor – Giuliani Pools (Rich)
- 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 waterlines 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?).
- Sidewalks – concrete (DiStefano) (done over 5 years) \$5K

2017

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

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2016

- Pool replastering (bottom and sides) AquaThurity? (quoted – find out if they did the work)
- Sidewalks – concrete (DiStefano) (done over 5 years) \$52K
- Pool walkway concrete
- Garage doors replaced (fiberglass/Terratone color) \$800 each. Lifespan approx. 20-25 years.
- 3 permanent speed bumps installed
- Roads repaired and top-coated with new asphalt coating.
- Roads repaved - assessment (\$5K) (according to 2025 Reserve Study, asphalt milling & paving frequency is every 20 years).
- All Storm drains repaired/rebuilt/cleaned out
- 12 houses sold in 2016

2015

- Dryer vents (every 2 years)
- Sidewalks – concrete (DiStefano) (done over 5 years) \$59K
- Mailboxes (this year?)
- Garage doors installed (November) Smoker Door Sales. Village purchased the doors and hired Smoker to install. \$800 per house (borrowed from Reserves and added \$50 per quarter for 4 years to pay back Reserves).

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.
- Sidewalks – concrete (DiStefano) (done over 5 years) \$22K

2013

- Sidewalks – concrete (DiStefano) (done over 5 years) \$11K

1999-2000

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

1996-1997

- Vinyl Siding (projected to last 40 years – according to 2025 Reserve Study). But expect a shorter lifespan.

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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 drainpipe. 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 a while after a large storm 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 talk to Paul Day about enlarging the channel drain outlet so that the water drains more quickly.

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.

INSURANCE – HO-6 POLICY

Purchase a Condominium Unit Owners Policy (**HO-6**) to cover the building, personal contents, liability and loss of use. **You can request your HO-6 policy cover the Association Property Deductible too (This coverage is called "Loss Assessment" and is very inexpensive** (ranging from \$0-\$50 per year). The association policy only provides coverage for damage to the building and unit that exceeds the association property deductible (currently \$10,000). Therefore, each unit owner must have enough building coverage on their own HO-6 insurance policy to cover at least \$10,000 of damage to their building/unit. **Sewer back-up coverage** should also be requested. (Reminder, some of the items owners are responsible for include: 1) screened in porch 2) windows 3) doors. **Summary:** The key component to the coverage is that the Village policy does not kick in until the first \$10,000 dollars of deductibles is exhausted. Once the deductible is met the master policy becomes primary for all covered losses to the exterior and interior of the units, except for personal property and back up of sewers and drains into the units. Personal contents include your clothes, furniture, stereo, television, etc., This coverage should be provided with replacement cost coverage. Certain items such as jewelry, silver, etc. should be discussed with your condo agent and properly scheduled on your policy. Personal liability coverage is also included in your HO-6, review with your insurance agent to make sure limits of coverage are adequate. If any residents have any concerns, contact your insurance agent.