



Prestonwood Forest
Maintenance Association

2009 – 2010 Year in Review

Board of Directors



Name	Title	Role on Board	Years on Board	Years Left In Term
Alan Massey	President	Clubhouse & Communications	4	1
Jon Hancock	Vice President	Waste Collection & Pest Control	2	1
Dottie Reading	Treasurer	Security	2	1
Chuck Brown	Secretary	Lock and Keys	6	expired term
Joe Ems	Director	Deed Restrictions	4	2
Gloria Goodwin	Director	Landscape	1	2
Michael Halpin	Director	Tennis	1	expired term
Richard Hixon	Director	Pools	1	2
Pat O'Neill / Open	Director	Director	2	expired term

Clubhouse



- Air conditioning units
 - Replaced
 - Relocated away from pool chemicals
 - Secured with an iron fence
- Rented Clubhouse 24 times across 2009
- Clubhouse Improvements
 - Gable vent
 - Hot water heater
 - Security lighting
 - Rain gutters
- Decorated for the Nite of Lites



Communications



- Prestonwood Online Website
- **Prestonwood Press** newsletter
- Replaced clubhouse marquee

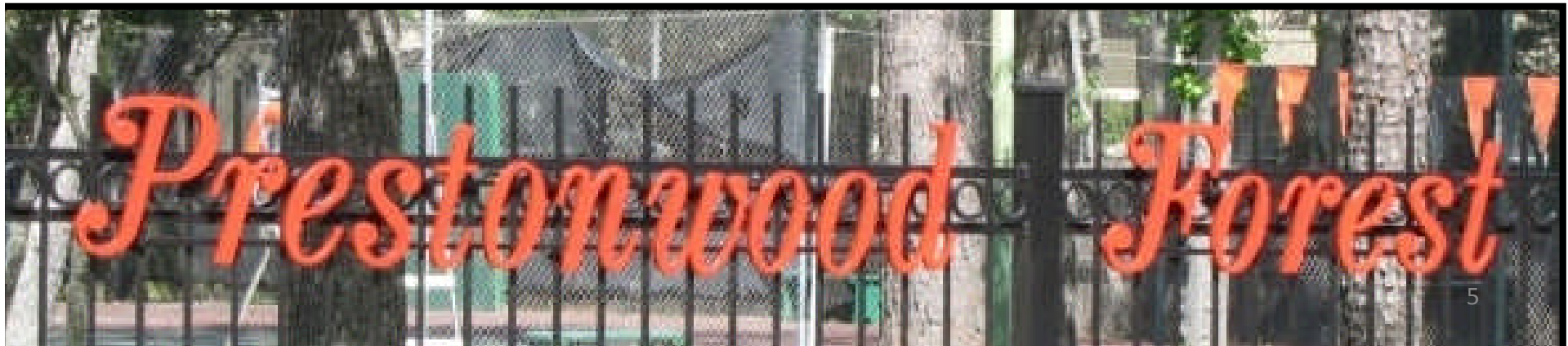


www.prestonwoodforestonline.com

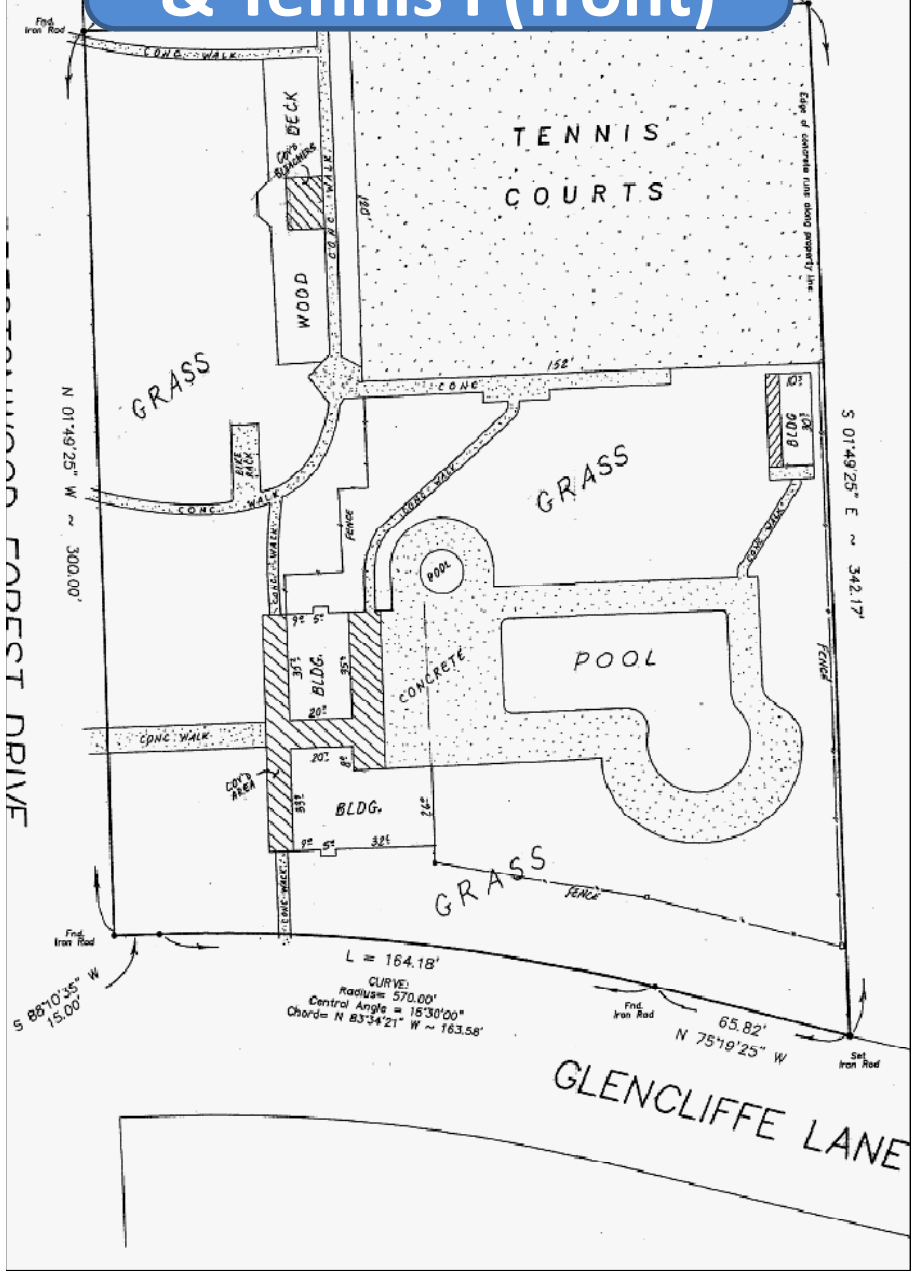
Administration



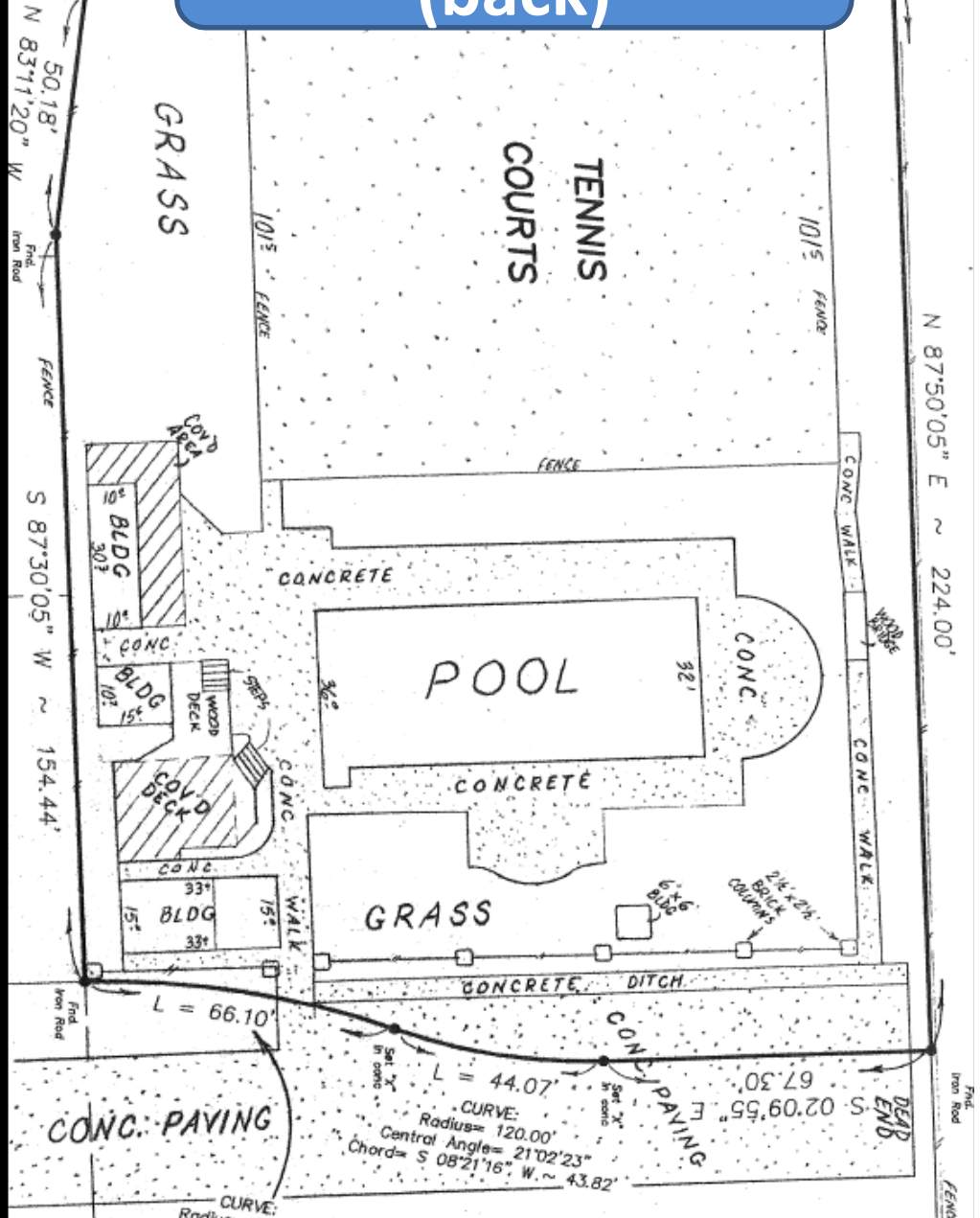
- Reserve Fund Study and building evaluation resulting in a rolling 5 year capital plan
- Electronic collaboration between current directors, management company, and future Boards
- Documented roles and responsibilities
- Oversight of volunteer led community events
- Flat assessment of fees from 2009 calendar year



Clubhouse, Pool I & Tennis I (front)



Pool II & Tennis II (back)



Waste Collection & Pest Control



- Negotiated an additional year of service for Waste Collection/Trash at the 2009 rate
- Renegotiated the fogging contract at the same rate as 2008 and 2009



Deed Restrictions



- Reviews with Board members
 - Gain consensus
 - Consistent and universal enforcement
- Monthly discussions with our Management company
 - Homeowner complaints
 - Potential violations
 - Borderline violations
- Review of every potential Deed Restriction before letters sent
- Redefined courtesy letter content and letter process
- Articles and review of Deed Restrictions
 - www.prestonwoodforestonline.com
 - Prestonwood Press***

Landscape

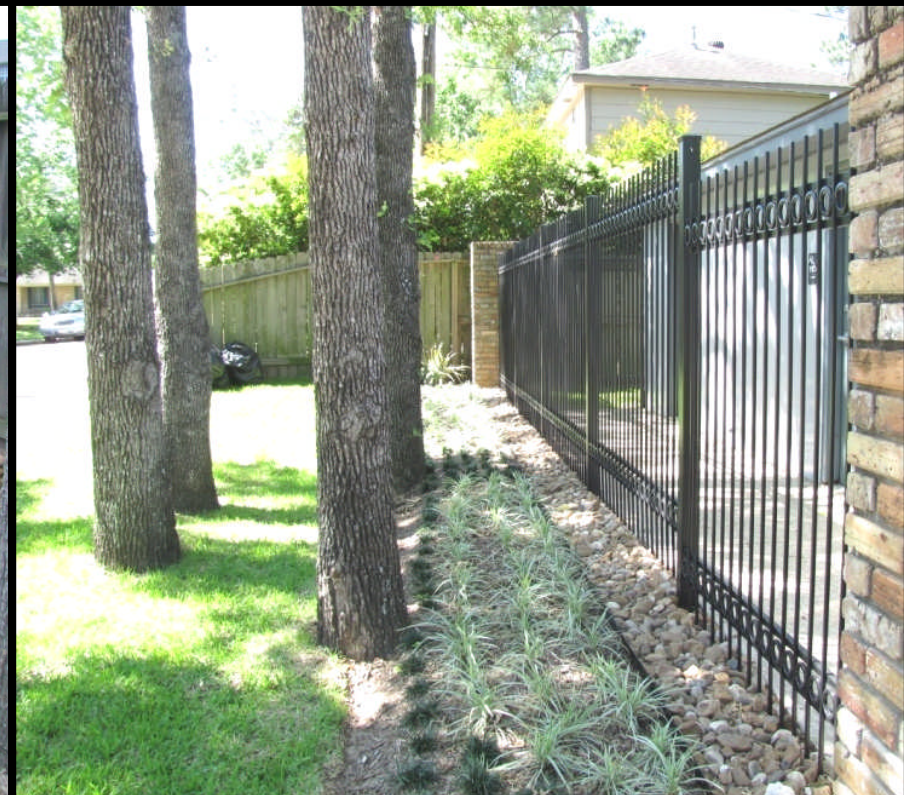


- Esplanades
 - Sprinkler heads refreshed
 - Plantings refreshed
- Tree trimming, removal, & stump grinding
 - Not trees in Hancock Elementary
- Yard of Month Program
- Clubhouse and Pool I
 - Sprinkler Systems
 - Leak testing
 - Repairs to valves
 - Rain sensor installed
 - Extending irrigation to cover all trees and turf areas
 - Sprinkler head map developed
- New Landscape contract signed with IMS



Pool & Tennis II

- Correct severe erosion at the back Pool & Tennis
 - Re-grade the space
 - Sprinkler system
 - Flower beds
 - Shaded tolerant turf
 - Under ground drains
 - Above ground swales





Entrance Signs

- Major repair to the SH 249 Prestonwood Forest
- Signs at Schroeder and Hargrave repainted



Tennis



- New signs fabricated and installed
 - front courts 1-3
 - back courts 4-5
- Replacement equipment
 - brooms,
 - squeegee rollers,
 - baskets
- Replaced front court lock plate assembly
- Bid reviews and vendor selection in progress for resurfacing of back courts 4-5 and refurbishing light poles

Tennis



BEFORE



Tennis Courts Improvement and Maintenance



AFTER



Pools



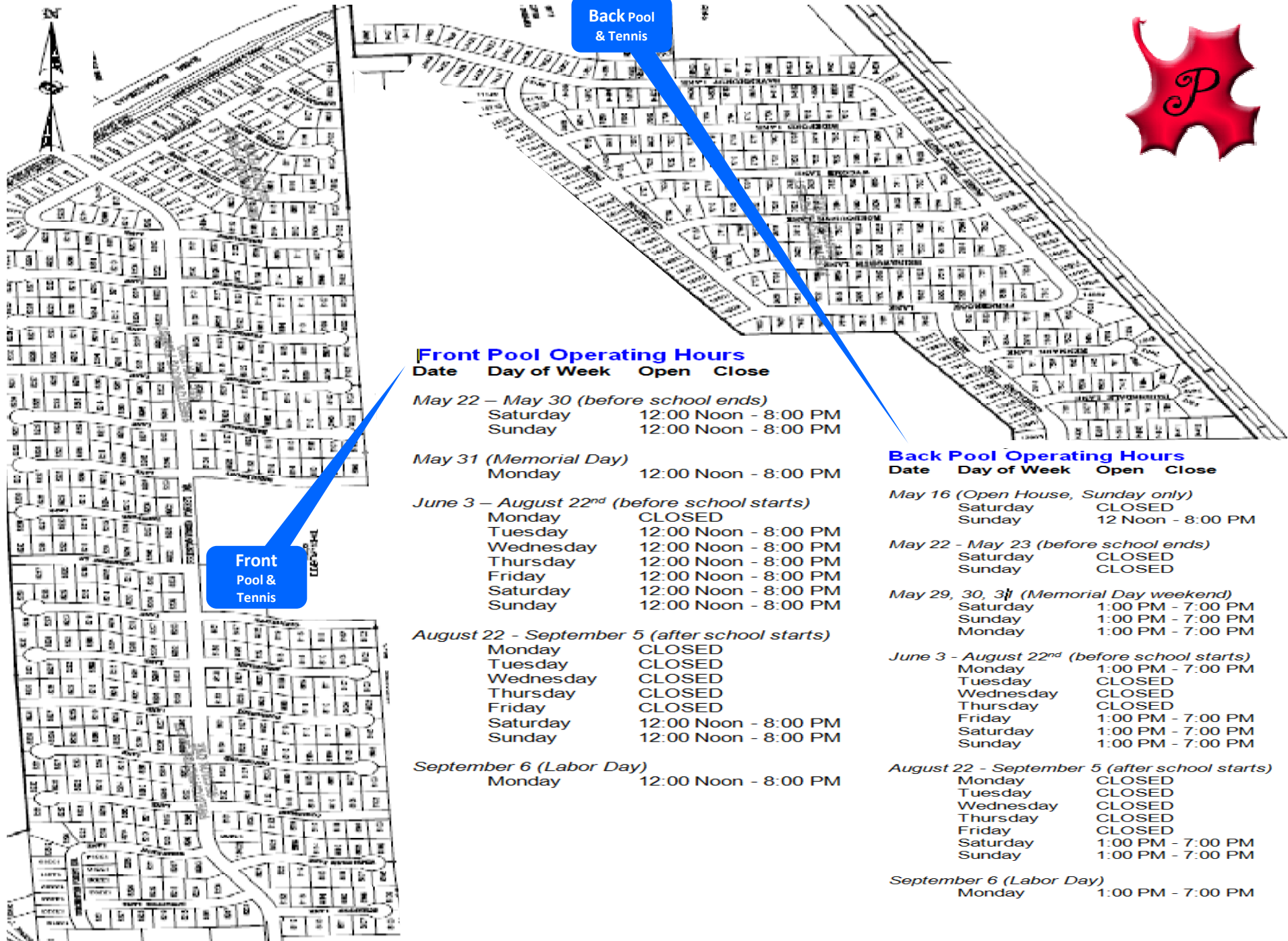
Pool Tags

- 3 tags per household
- Each tag allows in the holder + 4 guests
- Issued to residences in good standing
- Tags are available
 - Tonight
 - May 16th Open House
 - From Richard Hixon

Pool Open House

- Sunday May 16th
- BACK POOL
- Concession stand
 - reasonably priced food and drink
 - Come out for lunch

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Front Pool Operating Hours
Date Day of Week Open Close

May 22 – May 30 (before school ends)
 Saturday 12:00 Noon - 8:00 PM
 Sunday 12:00 Noon - 8:00 PM

May 31 (Memorial Day)
 Monday 12:00 Noon - 8:00 PM

June 3 – August 22nd (before school starts)
 Monday CLOSED
 Tuesday 12:00 Noon - 8:00 PM
 Wednesday 12:00 Noon - 8:00 PM
 Thursday 12:00 Noon - 8:00 PM
 Friday 12:00 Noon - 8:00 PM
 Saturday 12:00 Noon - 8:00 PM
 Sunday 12:00 Noon - 8:00 PM

August 22 - September 5 (after school starts)
 Monday CLOSED
 Tuesday CLOSED
 Wednesday CLOSED
 Thursday CLOSED
 Friday CLOSED
 Saturday 12:00 Noon - 8:00 PM
 Sunday 12:00 Noon - 8:00 PM

September 6 (Labor Day)
 Monday 12:00 Noon - 8:00 PM

Back Pool Operating Hours
Date Day of Week Open Close

May 16 (Open House, Sunday only)
 Saturday CLOSED
 Sunday 12 Noon - 8:00 PM

May 22 - May 23 (before school ends)
 Saturday CLOSED
 Sunday CLOSED

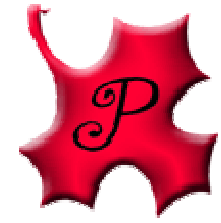
May 29, 30, 31 (Memorial Day weekend)
 Saturday 1:00 PM - 7:00 PM
 Sunday 1:00 PM - 7:00 PM
 Monday 1:00 PM - 7:00 PM

June 3 - August 22nd (before school starts)
 Monday 1:00 PM - 7:00 PM
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 Wednesday CLOSED
 Thursday CLOSED
 Friday 1:00 PM - 7:00 PM
 Saturday 1:00 PM - 7:00 PM
 Sunday 1:00 PM - 7:00 PM

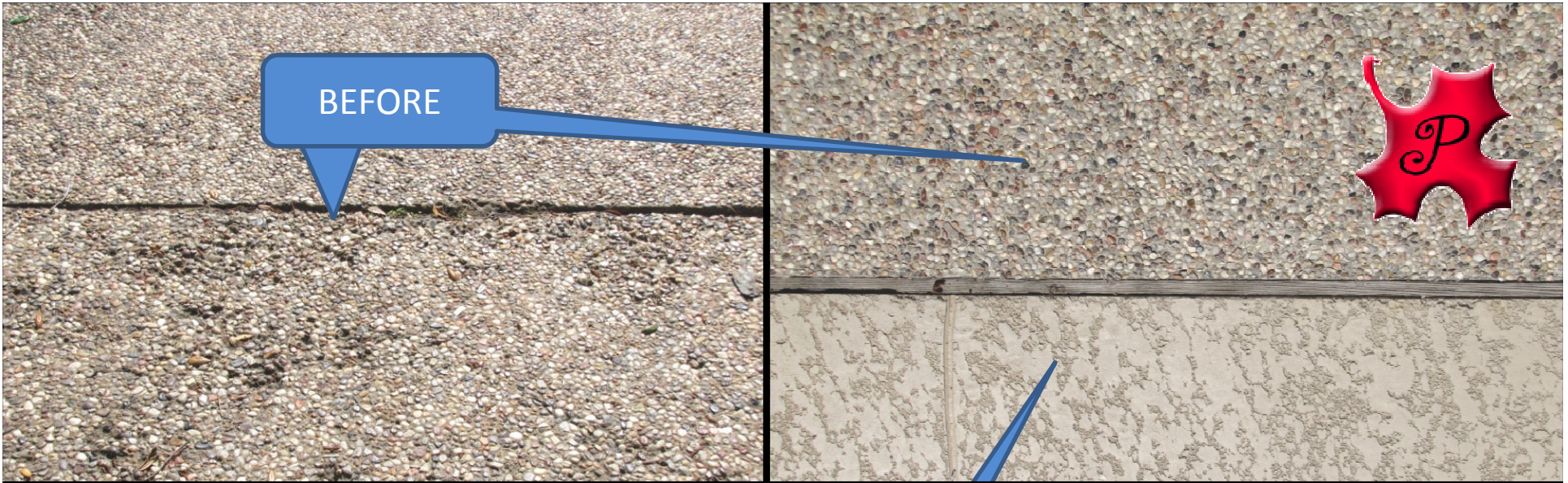
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Pools Operational Items



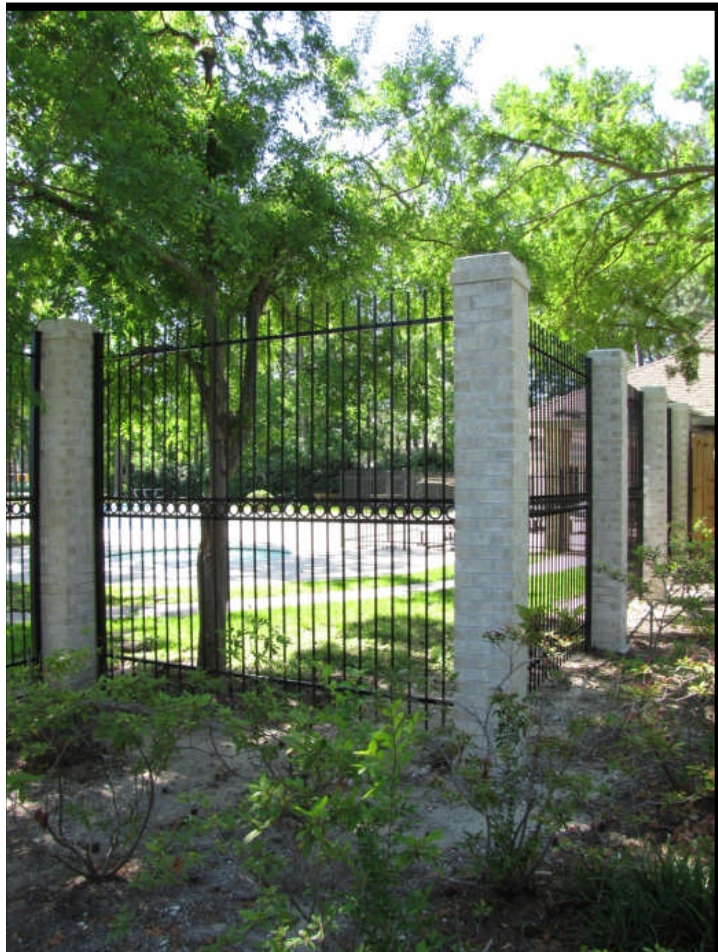
- New vendor for management and life guards
- Main Breaker Box replaced at pool I
- Pumps replaced for back pool and front baby pool
- Shade umbrellas and stands
- Replaced exterior siding of storage buildings
- Picnic table and bleacher maintenance



Pool decks ground flat and resurfaced



Front Pool Iron Fence



Back Pool Iron Fence



Pools – Improvements



Siding replaced, paint coming soon

Security



- Constable contract for 2010 at \$62K
- Continuance of Nite of Lites Bike Patrol units for security and traffic control
- Neighborhood Watch Alert Program
- ***Did You Know*** security articles
– www.prestonwoodforestonline.com
– ***Prestonwood Press***



Upcoming Projects



- Replace water fountains at both pools
- Painting structures at back pool
- Refurbishing all pool gates
- Refurbish and repair poles and lights at back tennis court
- Resurfacing of back tennis courts
- Clubhouse
 - patio foundation stabilization
 - brick veneer repair
 - column repair
 - landscaping to improve drainage away from clubhouse
 - resurface walkways
- Improve drainage between front tennis courts and pool

2010 Budget

