

2021 VILLAS PROPOSED PROJECT LIST

ONE-TIME PROJECTS:	Villas Budget Code	Dollars Allotted
Fence Prep and Painting: Labor and Supplies	621	\$2500
Patio Repair: Labor and Supplies -Fill and Seal Cracks, Experiment with sealing to fix spalling	622	\$3000
Attic Rodent Intrusion: Labor and Supplies -Fill areas between fascia and masonry walls with copper wool, foam, and caulk. Try to do 30 units	625A	\$7500
ON-GOING MAINTENANCE		
Exterior Trim and Siding: Labor and Supplies -Repair and paint siding boards (includes sunrooms)	627A 627B	\$5000 \$5000
Gutters: Labor for Cleaning & Installing Gutter Covers or 5" Gutters	626	\$4000
Exterior Maintenance Supplies: Gutter Supplies	628	\$1500
Concrete Repair: Labor & Supplies -Fill cracked joints in Sidewalks with Polyurethane	622A	\$2500
-Fill gaps between stone walls and patios with concrete	622B	\$5000
Driveways Labor and Supplies: -Fix Potholes and Cracks on E. Villa Lane before Sealing	624	\$1500
Algae/Rust Removal: Labor and Supplies -Siding, Roofs, Sidewalks, Common Areas	625E	\$5,000
Landscaping: -Trimming and Weeding	Labor 642 Supplies 643	\$15,000 \$2000

Pest Control: Moles, Racoons, Mice	623A	\$500
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Catchall for Labor and Supplies Overage for Above	627	\$20,000
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Clubhouse Repair/Maintenance:	462	\$3000
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Pool Furniture Refurbishing:	570	\$1500
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TOTAL:		\$83,000

CAPITAL RESERVE PROJECTS:

HANDYMAN PROJECTS:

Front Door Address Plaques: -Paint Sign Boards and Backing Boards. Add New Numbers	806A	\$4000
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Mailbox 911 Signs: -New Blanks and labels	806B	\$1000
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CONTRACTOR BID PROJECTS:

New Pavement – E. Villa Lane (Budgeted \$86,300)	810	\$42,100
Wightman Engineering	810	\$2,500

Replace Driveway Ends - Bldgs. 9 to 17 on W. Villa Lane	802	\$5,500
(Under budgeted by \$10,000)	802	\$10,000
-Seal Driveways and Clubhouse Parking Lot on E. Villa Lane	802	\$10,000

Concrete Work:		
-Bldg. 13 curb/gutter replacement	810	\$4,600
-Garage aprons repair or replace at 2892/2894 Villa Ln	810	\$5,200
-CH parking Lot Sewer Cleanout – raise and cement around Filled in by Mark Coons		

CONTRACTOR OR HANDYMEN: (Not determined yet)

Paint 2 buildings or do more targeted painting	801	\$12,000
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Total Estimate for Capital Reserve Expenses:		\$96,900
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Total Budgeted for in 2021 Capital Reserve Budget:	\$131,281
Savings: (From E. Villa Lane Paving Project)	\$34,381

Need a Code for “**Roof Repairs**” in the maintenance budget