**Champions Glen HOA Annual Meeting**

**Thursday October 17th, 2024, at 7pm**

 **Champions Forest Baptist Church, Room TBD**

**Updated Maintenance Report**

**Reported By:** Muhammad Mubeen

2024 Maintenance Budget: **$24,000.00**

Amount spent: **$13,808.00**

Available Budget: **$10,192.00**

**Repairs and Maintenance of Streets – Plan and Activities:**

* Severely damaged Concrete of following locations identified for replacement in 2024:
	1. 170 Sq Ft Concrete **replaced** in front of 14123, Glen Green Ln. at contract value **$3,215.00.**
	2. 625 Sq Ft Concrete **replaced** in front of 5607, Champion Glen Dr. at contract value **$10,593.00.**
	3. 1,735 Sq Ft in front of homes # 14150/14146, NW corner of G. Canon Dr./G. Allen Ln.

Replacement **deferred** due to quoted price **$27,742.00** and budget constraint.

* Raising and sealing of following sinking and cracked Concrete slabs identified in 2024:
	1. Raising of 882 Sq Ft various slabs of Glen Mist Dr. in front of 5703/5619/5614/5610/5607.
	2. Raising of 300 Sq Ft slabs of Glen Canon Ln. in front of 14122.
* Price quoted for items # 1 & 2: **$4,212.00.**
	1. Sealing of 13,110 L. Ft cracks and expansion joints sealing of all streets.
		+ Price quoted: **$38,997.07.**

In view of limited available maintenance budget amount and unexpected high quoted price by our existing contractors, committee agreed to explore other sources for competitive quotes. In this regard, I approached six contractors and after repeated calls, e. Mails and SMSs, four contractors visited site and out of them only one contractor quoted **$63,586** for the replacement of only **3,400 Sq Ft** of concrete slabs **@ $18/Sq Ft**.

**Storms/Flooding of Streets and Preventive Action:**

* Glen Allen street flooded twice during the year. It caused damages to some of our neighbors.

Flooding was due to Storm Grate (24”X24”) at Southwest Corner of Glen Allen/Glen Green, was blocked by branches of trees, leaves, and other floating materials.

To resolve blockage issue, I approached different contractors including RUEDA Bros Construction LLC, who did similar job in Aril, 2023 by constructing an additional Storm Grate (24”x24”) inlet and connected it with 8 ft of 18” RCP to the existing Storm Grate pit at Northwest corner of Glen Allen/Glen Canon.

Four contractors visited and we discussed different options such as Curb side Inlet pit/drain or additional pit connected to the existing drain pit similar to the one provided at Northwest corner of Glen Allen/Glen Canon.

M/S CMP/Next Resources LLC. had quoted **$6,850.00** for an additional pit connected to the existing pit.

Technically Curb side inlet is a right solution to resolve flooding issue.

**Conclusion and Recommendations:**

* In view of escalated contract and material cost, Maintenance Budget is not sufficient to cover rehabilitation and upkeep of streets’ deteriorating condition and it needs review and increase of 2025 Maintenance Budget.

In this regard, I propose a committee made up of Alen, Ray, Gus and me to develop a multi-year approach to repair streets and other maintenance requirements.

* + - Maintenance and repairs of streets was discussed in our quarterly meeting of Aug 11, 2024, and in view of budget constraint, it was agreed to give priority to flood prevention upon streets concreate rehabilitation.
		- As agreed, our focus is on flood prevention on Glen Allen Street as indicated with the amount of money set aside in the 2024 budget and proceed for construction of Curb Side Storm Drain Pit.