

## *Manor Homes of Troy Condominium Association*

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March 22, 2021

Dear Manor Homes of Troy Co-owner,

**HAPPY SPRING!!** After a long dark winter, it feels great to be enjoying the warmer weather again and hearing all of the neighborhood birds singing!

A busy spring and summer are beginning at Manor Homes. We have a long list of building and property maintenance projects scheduled for this year and look forward to getting the jobs underway. You will be seeing many different work crews throughout the weeks ahead.

**Late Winter Tree Trimming:** The trees on our property were trimmed again over the last 2 weeks.

**Spring/Summer Lawn Projects:** Enhanced Landscaping will once again be doing the grounds maintenance work at Manor Homes. Prior to starting the mowing season, they will be clearing up any remaining winter debris and repairing lawn damage that occurred when plowing the snow. Thursday will continue to be our scheduled lawn mowing day, weather permitting. We have also contracted with Enhanced to add 2 more cycles of complex wide weeding to their schedule over the summer months.

**Mulch:** Enhanced will be adding mulch to the islands on the property and around the larger trees in front of the buildings this spring. Feel free to add your own mulch near your unit or in the rear. Please try to use mulch that matches what Enhanced puts down.

**Sprinkler System:** The sprinklers will be turned on in mid-May, with Worton Irrigation checking the entire system for damage or sprinkler heads that need adjustment.

**Lawn Treatments:** Our lawns will be treated 5 different times this season with fertilizer and weed control products. The initial application of pre-emergent is scheduled for late April.

**Tree and Bush Maintenance:** All of the many varieties of crabapple trees will be sprayed 3 times this year for crab disease. In addition, we will be treating approximately 70 of our Spruce and Pine trees for needle cast this year. An application of dormant oil will be sprayed on our bushes.

**Building Wood Replacement and Painting:** We have a total of 5 buildings that have been scheduled for wood replacement/repair along with painting this year. Joe's Quality Construction has been hired to do the work. In addition, the chimneys on each of the units will be clad in vinyl to prevent future water damage and new custom-made chimney caps will be installed. This is a multiple week project that will begin in late March, weather permitting. Special updates will be sent to the residents in the following buildings, with more information about the project.

Building # 4: 5964, 5966, 5968, 5970 Whitfield Drive

Building # 5: 5922, 5924, 5926, 5928 Whitfield Drive

Building # 6: 5900, 5902, 5904, 5906 Whitfield Drive

Building # 7: 1381, 1383, 1385, 1387 Autumn Drive

Building # 8: 1313, 1315, 1317 Autumn Drive and 5805 Dawn Ridge

**Roof Replacements:** Phase 1 of our 10-year roofing replacement project will begin on May 3, weather permitting. We will send special updates to the residents in the following buildings, as we get closer to May.

Building # 3: 5965, 5967, 5969, 5971 Whitfield

Building # 8: 1313, 1315, 1317 Autumn Drive and 5805 Dawn Ridge

Building # 10: 5847, 5849, 5851, 5853 Dawn Ridge

**Roads Maintenance:** An update specific to upcoming road projects will be sent at a later date.

If you have any questions, please do not hesitate to contact the Community Manager, Steve Moss:

Phone: 586-930-0520 | Email: [smoss@amicondos.com](mailto:smoss@amicondos.com)

Most sincerely,

The Manor Homes of Troy Board of Directors

Steve Moss, Community Manager for Manor Homes of Troy