

Streets, Buildings and Utilities Committee

Report 3/17/2018

The bell tower painting projected, originally scheduled for completion in late February, was not completed until March 5, 2018 due to inclement weather. The project was further hindered by the need to replace a small section of rotted timber in the false ceiling beneath the doom structure caused by rain water leaking through cracks in the dome. Sealing and painting of the dome by the contractor should eliminate any further water damage in that area. The most dramatic change to the bell tower was the addition of mesh steel screens to the arched windows beneath the dome and a large, matching screen covering the entire opening of the interior portion of the tower, just above the lower arches. The screening will eliminate the nesting of birds on the interior ledges of the tower and reduce damage to the stucco caused by nesting and organic deposits that negatively impact the paint and stucco. Cost: \$15,030

A few more days were added to the work schedule due to modifications in the contractor's agreement which required painting of the entire wall along the frontage road. The original understanding was that only the green trim along the wall would be painted. Cost: \$3,350

The scope of the tower project evolved to the point where the green trim on the gate house entrance columns needed to be repainted after the previous contractor used a paint color that was not in compliance with HOA ARC color codes. The ARC felt that it was not fair to hold homeowners to HOA paint policies if the HOA didn't follow its own policy on structures owned by the HOA. In addition to correcting the color of the green trim, the contractor was asked to use hydraulic lift equipment, already on site, to replace four burned out spot lights beneath the main entrance canopy and also to install humane bird spikes on top the north and south columns to discourage large birds from roosting at night and leaving unsightly "deposits" beneath the columns. Replacement of the spotlights with LED light bulbs will reduce our electric bill and aid drivers entering and exiting The Springs after dark. Cost: \$1,395

Thanks to the work of Vic Bignall, a longtime Springs' resident and frequent volunteer, lighting on the bell tower structure has been enhanced at no additional project cost. Vic moved a floodlight from beneath the tower to a location in front of the fountain. The relocated light not only illuminates the fountain but shines appropriately on the green lettering on the west face of the tower, just above the arch, proclaiming, "The Springs."

Thanks should also be extended to volunteer members of the Grounds Crew who efficiently directed busy car traffic while the hydraulic lift was employed to install replacement spotlights and humane bird spikes beneath the main entrance canopy.

Respectfully Submitted

Lee Blahnik

Streets, Buildings and Utilities (SBU) Chair