

Fall Newsletter
From the Apple Valley Condominium
Board of Trustees
September 2023

Welcome to the fall newsletter of the Apple Valley Condominium.

After an historic amount of rainfall this summer, following historic drought conditions a year ago, we're seeming to settle into a more "normal" autumn, and right on schedule, the leaves are already starting to fall.

DRAINAGE ISSUES:

As many of you are painfully aware, the unprecedented rainfall coming down in short amounts of time has stretched our drainage systems to the maximum. Although we tried to get a jump on it last year, we've still experienced numerous cases of washouts, leaks, and storm drain overflows that are continuing to be addressed. We will continue to work on improving our drainage systems to handle greater amounts of water than they were ever designed to handle, in addition to maintaining the current system.

The ongoing storms also resulted in lengthy delays in tracking down and repairing an electrical fault in the underground cables in AV 31-55, causing a number of post lamps to become out of commission. During one of respites between storms, the electrical short was located and repaired.

LANDSCAPING RESTORATION PROJECT:

It was not all bad news this summer. Our long-planned and anticipated landscape restoration project finally happened these past few months. The center islands in all the cul-de-sacs were renovated to open them rather than appearing to close neighbors off from one another. Also, all the cul-de-sacs saw the removal of a lot of shrubs that were in decline, and received a heavy dose of new plantings to replace them.

The first phase occurred in July, and this week the landscapers have returned to add and repair more grassy areas to restore the look we all expect. We're also fine-tuning our irrigation system to try to help the plants that have not yet become well-established. (Please note: For the first season or two of new plantings, additional waterings from hand-held hoses can sometimes make all the difference. Please help out – especially with plants under the roof overhangs that don't get adequate rainfall). Any plantings that fail within a year will be replaced under the landscaper's warranty.



Areas affected by some of the tree removals, as well as those originally scheduled for grass restoration, are being treated this week, and money has been held back from the landscaping payments until the work is completed. We hope to continue our restoration efforts in coming years.

MAC FARM NEWS:

- AV Drive Rehab. The rehabilitation of our main Apple Valley Drive roadway has begun. More than a dozen trees that were crowding the canopy, causing damage to the sidewalks and presenting potential safety hazards, have been thinned out. Although planned for earlier in the season, the incessant storms resulted in delays. Work on the sidewalks and other improvements are planned for the near future.
- WWTP. The Wastewater Treatment Plant has had the roof repaired and resingled to keep the interior machinery secure and protected.
- Tennis/Pickleball courts. The courts have undergone repairs to the playing surface at no additional cost.
- Clubhouse Upgrades. Interior upgrades to the Clubhouse are being planned by the Mac Farm board. An interior design architect has made multiple short- and long-term recommendations, including replacing and moving furniture for better use of the space. The Mac Farm board will discuss these at upcoming meetings.
- Budget – Mac Farm. The Mac Farm annual budget process is underway, and the first budget meeting will be held in two weeks. The contracts for snow removal and landscape maintenance are expiring and the board will review new, multi-year proposals. With the increases in fuel costs and labor costs, an increase in our costs is anticipated. Apple Valley and Lookout Lane proportionally share the costs for those community-wide maintenance contracts.
- Budget – Apple Valley. Apple Valley's budget process will begin once the Mac Farm budget has been agreed upon, since many of our major items – including maintenance of the grounds, the pool and the wastewater treatment plant – stem from Mac Farm.

Regards from the Apple Valley Board of Trustees:

Yelena Orkin, Janet Ralbovsky; Dick Shiers; Ken Siegal, Chair; Rick Trilling.