

# Thread and Yarns

Vol. 1, No. 2



## In This Issue

## A PAST SPRING SEASON IN THE MILL'S "FRONT YARD"

### Budget Vote

Special meeting in March for Board-adopted Budgets Page 1

### Trees Trimmed at the Mill

Trees in front of the Mill on McMullan Avenue recently got a 'haircut'. Page 2

### Grounds Committee Update

See what the Grounds committee has been working at the Mill. Page 3

### Motions Update

Recent motions by the Boards Page 3

### ECM Committees

See the standing committees designed to help the Boards. Page 3

### Guest IDs Coming

See the new design for bracelets for ECM guests. Page 4

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## Vote on 2018 Budgets

by Admin Committee

All owners of the Edenton Project Homeowners Association (HOA) are invited to a special meeting on 24 March 2018 to vote on a budget that was adopted over by the Project HOA Board of Directors.

A meeting of the ECM Condominium (Condo) HOA for the same purpose will also be held on 24 March. As required by the ECM covenants, the proposed budgets will be sent to owners prior to the meeting.

At the 24 March special meeting, the ECM Parking and Storage (P&S) HOA will ask for approval of their proposed bylaw change. This bylaw change would allow the P&S HOA to hold their annual meeting on the same day as the Condo HOA and Project HOA annual meetings.

### Outdated Budgets

Approval for the Project HOA budget proposed for 2018 at the ECM owners' annual meeting in September 2017 was rejected by a majority of owners. The proposed budget for the Condo HOA was also rejected at the Condo HOA's annual meeting, also held in September 2017. The budgets currently being used by both the Project HOA and Condo HOA boards are from 2016.

With the sale of property by City National Bank (CNB), the annual income for the Condo HOA dropped by \$15,120; Project HOA income dropped by \$20,520.

### Tightening Our Belts

The Boards for the Project HOA and the Condo HOA have looked at cutting costs wherever possible. Examples of cost cutting include (1)

terminating the contract with Lazy Weekends and hiring a less expensive contractor to do basic landscape maintenance for the Project HOA; (2) hiring a local contractor, Rent-A-Son to provide on-site services, on an as-needed basis (Condo HOA and Project HOA).

Board members continue to analyze on-going expenses to make sure there is a better understanding of incurred costs. The 2016 and 2017 expenses for each association have been recorded, verified, and categorized. This information was used by the Treasurer to determine running rates for the expense categories in each association. The running rates were used to develop the proposed budgets for 2018.

### Condo HOA

The budget proposed to the Condo HOA board by the board Treasurer included no increase in owners' assessments. This proposal anticipates an increase in the reserves of approximately \$11,000. The budget was adopted by the Board for a vote by owners.

### Project HOA

The Project HOA experienced expenses greater than its income in 2017 by \$17,124. Without an increase in Project HOA income for 2018, another deficit would be experienced even after the cost-cutting undertaken by the Board. The budget proposed by the Treasurer to the Project HOA board included a 10% increase in assessments, with no reserve increase anticipated. The proposal was adopted by the Board for a vote by owners.

# Trees Trimmed at the Mill

by William Mularie

Bart Perry Tree Service was hired to deal with a set of problems caused by mature trees overhanging the roof of the Cotton Mill.

## Tree-Related Problems Identified



- 1) Damage to the EPDM roof fabric by abrasion from overhanging branches (identified by Service Roofing & Sheet Metal Company, Greenville on 8/31/2017). They sent photographs and said the limbs had to be trimmed.
- 2) Clogging of the gutters with leaves and tree debris, causing a backup of water that rotted the fascia and soffits.
- 3) Dwelling Management Solutions, our mold remediation company, said that the tree canopy along the wall increases the mold problem in the condos facing McMullan, as well as the pest, termite problem.
- 4) Ground water moves, by capillary action, up the exterior and into interior brick walls of the condos, mainly in the 200-500 quads facing McMullan Avenue. This effect is called "rising damp". This problem is observable by condo owners in several ways: the necessity of operating a dehumidifier, a musty smell, and occasionally the presence of a white effluent on the wall. There is only one current way to mediate the problem open to us, which is by minimizing the tree canopy overhanging the exterior wall. This increases the airflow and sunlight to the exterior wall, thereby increasing the evaporation rate of water from the brick.

## The Work of Perry Tree Service

The trees in the next picture were young enough to prune them to below the roof line.



The mature trees (estimated > 30 years old) were not candidates for pruning. In the case shown in the picture below, the trees were, according to Bart Perry, "75% rotted and may not recover". They were topped, rather than pruned, since the latter was not an option.



## Costs of Repair for Tree-Related Problems

To replace 30 feet of roof boards, fascia, soffits, and roof fabric due water backup in the gutter and downspout outside unit 402 cost the Condo HOA \$5200. This is the second significant repair to this area due to tree debris and impingement.

See next picture "Soffit Roof Repair". We are hoping that cutting the trees back will prevent further damage to the soffits and fascia in the remaining 800 feet of roof.



## Summary

Although the esthetics may suffer in the short term, we cannot allow further damage to the roof and fascia soffit elements, as well as mold and insect problems due the tree canopy.

## BRICKS and WATER

### Moss & Mold on Bricks

Porous bricks hold dampness and moisture, which can lead to moss and mold growth. During cool, damp weather, these fungi grow on the bricks, but hot, dry weather kills them while still leaving behind an unattractive discoloration. Removing the moss and mold and combating the stains will instantly improve the appearance and longevity of the brick, while preventative measures can keep them from growing back.

### Prevention Pointers

Prompt removal of fallen leaves and other moisture-holding debris from brick walkways prevents moss and mold growth. Moss and mold also grow in heavily shaded areas, so moving shade structures or thinning out overgrown bushes and trees, when possible, also prevents heavy mold and moss growth.

Source: <http://homeguides.sfgate.com/moss-mold-bricks-94318.html>

**Unfortunately, a major portion of the ECM exterior brick walls is simply an extension of brick foundations, which extend into the soil and groundwater. Additionally, there was no provision made in the early 1900s for installing a damp-proof barrier, such as a copper sheet in a course of brick, to prevent capillary action from drawing water into the interior spaces of the Mill. Several of the trees, planted perhaps 40 years ago, are currently inappropriate in size and location to assist in assuring the integrity of the roof and brick walls of the Mill.**

# Grounds Committee Update

by Steve Lane and Bill Droege

With upcoming work on setting new budgets, the following report is offered as an update and a projection on work to come.

## Condo HOA

1. Susan Williams was able to engage a contractor who completed the repairs to the roof and soffit on the McMullan side of the building.
2. Bill Mularie had Evans Electric repair much of the outside lighting of the building.
3. Evans Electric completed an audit of the EXIT signs and is getting the necessary parts for repair to the five that are not working. The cost is about \$350.
4. Bill Droege and Steve Lane have been reviewing different options for repair to the cement walkway surface outside the 700s. There are two options: first is a skim coat of a cement material made by QUIKRETE®; second is a polymer which has the advantage of more easily installed with a quicker curing time. Both options require prep and will need a clear coat to be applied at installation and annually. Estimated installed price on both is between \$2,000 and \$2,500 for the approximately 900 square feet.
5. Rent-A-Son has replaced all of the lights that were out in the clerestory quads.
6. Touchup painting of the windows in the 700s is scheduled and awaiting a better stretch of weather. Cost is about \$50. Repair of the gutter leak will get another try with a tap that should be more flexible.
7. Lane and Droege will make another attempt to locate the leak at 701.
8. Painting of the hallways should start soon. [NOTE: If we establish an account Sherwin-Williams, we will be eligible to receive discounts and special promotion pricing.]
9. The elevator room air conditioner (AC) modification will be completed by the end of May. We are using Otis Elevator's suggestion to use a much less costly solution than estimated in the reserve study.

## Project HOA

1. Lonnie Kotowski completed repairs on the boardwalk deck for \$109.91.
2. Steve Lane is going to repaint the parking strips at the pool house section where cars have worn the paint away. Cost is about \$50.
3. Bill Mularie has interviewed a new grounds company. A further discussion is needed about using the irrigation system this year as well as weed pretreats in the next month.
4. Perry Tree Service was engaged to prune the trees on the McMullan side of the building which will reduce the problems in trash building up in the gutters as well as protecting the roof from serious damage from falling dead limbs.

## P&S HOA

1. The repair to the ceiling has not been done as there was some question about the AC unit and whether or not it would leak again.
2. Materials for setting coffer dams at the southern and western openings will be done next quarter. Cost is about \$200.



## Remember ...

... to contact the Admin Committee to volunteer for, submit articles to, and/or make suggestions for Thread & Yarns

## Boards' Latest Motions

The following are motions that were approved at ECM Board meetings on 5 March 2018.

### Condo HOA

1. Adopt the budget prepared and proposed by the Treasurer.
2. Change the order of interior paintings from neighborhoods one and six to one and two.
3. Cast the four votes from the ECM Condo HOA as 'Yes' for changing the Parking and Storage Association annual meeting from the last seven days of August to the first half of October.

### Project HOA

1. Adopt the budget prepared and proposed by the Treasurer.
2. Approve the hiring of DC Yard Care for basic landscape maintenance.

## ECM Committees

### Finance/Admin Committee

Rob Phillips, Linda Bozik, Gay Galyen, Steve Lane, and Deb Wargo

### Grounds Committee

Bill Droege, Steve Lane, and William Mularie

### House Committee

Bill Droege, Steve Lane, William Mularie and Susan Williams

### Landscaping Committee

Linda Bozik, Janet Harding, and Dickie Tyler

### Social Committee

Susan Williams and Dickie Tyler

# Designs Considered for ECM Guest IDs

by Admin Committee



At the 2017 annual ECM Project HOA meeting, a concern was raised about non-guests using the pool and other facilities. The means to accommodate owners' guests was asked to be considered. Some kind of ID bracelet was suggested as a

simple, inexpensive mechanism to easily identify ECM guests. The Project HOA board is deciding on which type of ID will best suit the needs.

### Types of IDs

Four types of materials were looked at for the IDs, Tyvek, silicone, plastic, and vinyl. Tyvek bands would be disposed of after use. The other types could be reused for different multiple visits.

### Size

The silicon ones are one size, adult, so these might not work with little ones. Smaller ones for kids can be ordered. The Tyvek, vinyl, and plastic IDs are adjustable.

### Custom or Not?

Each material is able to be customized with some kind of name and/or logo. Plain non-customized IDs are also available. The cost of each depends on the material and the level of customization. For those which can be customized, most allow 25-30 letters and spaces. If plain unprinted Tyvek bands are selected, owners could use a permanent marker to put on their names, unit number, and the dates. If the plain Tyvek bands are picked, a different color could be used each year.



## Remember ...

...to close the umbrellas at the pool if you are the last to leave the pool enclosure!

