

## Property Report 2022 - Future Improvements

### BUILDINGS

Breezeway: Paint balance of entry doors off breezeway; clubhouse & utility room (*white*)

Deck : clean & reseal decks & railings (Thomson's Clear uva/uvb protection waterproof)

: repaint overhead I-beam

: install Rope Lighting (*a length is in inventory*)

: replace & install new rolldown sunshades

Eaves: install gutter guards/screens to all eaves

Pavilion: paint (*has been partially done*)

: add eaves with gutter guards & down spouts

: install moveable weather curtains; partially about 1/3 of perimeter.

Seasonal Washrooms: install humidistat-controlled vent fans with weather louvers to glass block windows for automatic humidity control (*to replace existing portable fan*)

: new TP roll Dispensers

Seasonal Showers: paint white w/yellow, green, & blue horizontal striping like current washrooms to brighten up their dingy dark environment.

Sheds: Garden shed \_ paint. Add sign "Garden Shed"

: YS/AS Storage \_ move to south edge of seasonal washroom bldg. & level. Add sign "YS/AS"

: purchase Clubhouse & Social Equip Storage Unit; for Chairs, decorations, social supplies.

Add sign "CH / Social" (8'x 8' \$4100)

: LED Lites; install solar powered, w/switch to illuminate interiors for after dark.

### FENCING

Chain Link: North section (E-W) along neighbors \_ install screening, slat ribbons/tape for privacy

Rear Deck: repair/replace west privacy fencing (*shack alley*) between us & neighbor.

### GROUNDS

Property Entry: install a large granite rock (*min 3'h x 4'w, est \$1700 Hallmark Monuments*) between roadway & entry gate engraved with CIYC logo. (*eg. "CIYC sailing Erie since 1972"*) c/ w lighting to enhance appearance to our property.

Gardens: redo gardens across front of clubhouse & corner off deck, adding precast Boarder Curbing (*same as done along front of deck with 3' concrete sections*), & plant all new shrubs & bushes.

Lawn: "Top Dress" with Soil to fill & level undulations about entire lawn & reseed as required.

Trees: remove large Maple in center of front yard permitting smaller more attractive surrounding trees to develop properly.

Parking Lots: relevel/regrade both north & west areas

: install rebar thru all curbs to retain align't & reduce movement (*15-20mm x 30"L*)

Play Equipment: new border timber req'd.

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