**Valley Pines Capital Recommended Improvements**

**2021-2022**

**Spring, Summer, Fall 2021**

1. **Parking lot maintenance**
2. Contractor- Kauffman sealcoating
3. Crack-fill, sealcoat and restripe parking lot. Number parking spots
4. $13,680 not including painting price.
5. **Heat tape replacement**
6. Contractor- Electrical Outfitters
7. Replace 120v heat tape on back building with 240v (8 unit building)- $7,171
8. Replace 120v heat tapes on West side of main clubhouse building with 240v- $4,246.78
9. Replace 120v heat tapes on East side on main clubhouse building with 240v- $3,015.34
10. Heat tape in garage gutters-TBD
11. **Gutter and downspout installation above garage units.**
12. Contractor- Storm king roofing
13. Install matching color metal gutters and downspouts as follows: East and West garage units, storage units and courtyard splice- $10,191, Include 806 Feet of Raychem heat tape, add $9,672
14. Install matching color metal gutters and downspouts as follows: Storage units 6 and 7: $427, Include heat tape add $420
15. **Garage door and beam maintenance**
16. Contractor-Anderson Property Management
17. Prep and stain garage doors and beams- East facing doors, West and East side of complex. - $
18. **Repair fascia trim on 4-plex condo buildings.**
19. Contractor- Anderson Property Management
20. Nail in and caulk fascia boards, caulk gaps, paint with 2 coats Sherwin Williams Duration