

BROOKWAY IRRIGATION INSPECTION

1. Brookway's contract calls for 18 irrigation inspections, 12 @ once a month; 6 adjustments.
2. Brookway charges \$275 per inspection (per Eleanor) \$4,950 per contract a year
3. All electric meters were turned off and reconnected using the same provider (per Stan) Jan-Feb
4. The Everleaf meter controls the irrigation for the cul de sacs from Oak Moss up to Theisswood. approximately 19 stations. and was never turned on (or back on).

Conclusion: Brookway has not performed irrigation inspections for at least 5 months.

Robin was notified by phone on June 17, 2016 that the monthly irrigation inspection would take place the next day. per Ausencio.

1. Irrigation inspection for June was received via e-mail by Robin June 30, 2016 (13-20 days after inspection)
 - a. Irrigation inspection dated June 10, includes clock 7-8-9, clock 2 no power. and June 16, 3 pages, includes clock 5-6. Clocks 1-2-3-4 are along Champion Forest. Deep Pines has 3 clocks, Naremore has 1 clock, Theisswood has 1 clock, Aylesbury has 1 clock, Vintage Creek has 2 clocks.
 - b. quote for repairs dated 6-30-2016, \$717.00 & T&M for 4 lateral line breaks. additional CC repair (1 page report for pool dated 6-13-16) replace valve.
 - c. incomplete inspection noted only a handful of controls and stations are reported.
 - d. errors in locations for repairs noted & errors regarding broken lines vs broken head. unik controller at Everleaf originally reported broken in initial report, Ausencio reported need of electrician on reexamining and finally meter turned off.
 - e. Robin approved several onsite repairs, no invoice or cost data given (requested but not received)
 - f. Robin requested May 2016 irrigation report (non provided)

Conclusion: Brookway did not perform their required irrigation inspection for June 2016

July Irrigation Inspection: 7-13-16

1. Community Center (first inspection 2016) 6 pages, quote repairs \$159. Some repairs were made onsite, not sure they are included in this quote.
2. Grounds (first complete inspection 2016), clocks 1-2-3-4, 6-7-8, 9-10-11-12-13, (9 pages).
3. Quote dated 7-18-2016, \$749.31, T&M clock 9, says for CC on email, not on quote.

July 24, the irrigation along Champion Forest, several heads still need adjusting.

Robin Klar Lent

BROOKWAY HISTORY 2016

What I have learned the first six months:

After putting together the history of bids and work done by Brookway I have learned:

1. Request bids with a more detailed description of work.
2. Do not expect the work to be done as described, unless written into quote.
3. Brookway has stalled and delayed on every request for extra work, from start to finish, and to complete work, except last job for CCMC.
4. Make hard copies of all e-mail correspondence with Brookway.

Transplanting 6 Oak trees, @ \$75 each on playground. \$450.

1. Jan 27 reminded by Brookway that there is no warranty on the trees being transplanted. (email)
2. The holes where the trees were dug up were not refilled properly.
I asked several times to fill the holes to be level with grass. The soil from the new hole should have been put into the old holes and level with the grass.
3. When I asked that the holes be filled, I received a quote for \$157. on 3-23 that said:
"Spread existing dirt pile located where tree was removed, into low areas and holes around playground"
4. Two of the trees were struggling, and received extra care and water.
5. I did not water the trees during our floods, or even check on them.
6. I started watering again last month and noticed the same two trees were drying out.
7. Ausencio and I gave them extra water. I noticed that the six inch flex-pipe was removed from one of the trees. This pipe leads to the bottom of the tree and is used for watering.
8. I also noticed that three other flex-pipes had been pulled four inches out of the ground.
9. I dug a trench around the trees, and discovered that the first four inches were clay, most probably from the hole that was dug to plant them. This would cause much of the rain to roll off of the trees, rather than absorbing the water.

Removing Red Tip Photinia; \$756.

1. Contract calls for 12 shrub pruning. Two long/large hedge rows of red tip photinia were no longer being maintained by Brookway. The committee voted to have both of them removed, bids \$426. & \$330
"Cut and remove overgrowth" job done on 3-07
2. On 3-08 Brookway was notified that trash, tennis balls and other debris was not picked up after the hedge was removed.
2. After the job was completed, I asked that the vines growing on the fence behind tennis courts be sprayed and removed, as part of the job. On 3-23 we received a bid for \$112.50. Eventually this was done at no charge.
3. I asked Brookway to please continue spraying the vines where the shrubs were removed, several times.

Clean and flush drainpipe along south side of fence. \$375. Drain is 288' along south fence next to and beyond courts 11-12.

Jan 27, 2016 e-mail: drain cleaning would be 75 per hour and my estimate would be for roughly 4 to 5 hours. this would give us enough time to see what is clogging those 6" drains.
That work was not completed.

1. On 3-07 during the cleaning process Brookway said that roots were growing into the flexpipe and that it would need to be replaced. \$280. job done 3-07
2. March 9 a text to Brookway with photos of standing water after 1/2" of rain and mess left along work area.
3. On March 24 Eleanor came out after a heavy rain., the area was completely flooded, with no improvement. Several excuses were given by Brookway: catch basin was full, debris on top of drains, add another catch basin, add more sand,
4. March 31 text exchange discussing where new drain was installed.?? Randall to reinspect drain. volunteered to dig it up to show me it was new.
5. April 4, Randall reinspected drain.
6. April 27, Ausencio, foreman at Brookway inspected drain with me and I took photos. Drain was not functioning, water back up around tree about 20 feet past "new flexpipe".
7. May 25 I sent Brookway another e-mail reminding them the drain did not work, the reply was they would come out next week and take a look. the following e-mail exchange ends this drama...for now
—— Original message ——

From: Randall White
Date: Thu, Jun 2, 2016 9:22 AM
To: robinklar@aol.com;
Subject: drainage along fence

Robin,

good morning, I have looked at the existing drainage in the back of the community center behind the tennis courts. recently we removed and replaced the first 100 feet of the 4" pipe due to heavy sediment build up and roots impeding water flow.

To improve the drain flow more, it is now necessary to remove the remaining 188 feet of the existing 4" flex pipe and replace it with 4" pvc.

the existing drain line also has a heavy sediment build up that is limiting water flow.

installing the pvc will help to greatly reduce this build up.

we will also be able to put more fall on this line which will allow faster flow over this distance.

I will have a quote for you early next week.

we will need the weather to cooperate with us to get back there and work that area.

—Original Message—

From: Randall White <RWhite@brookway.com>
To: robinklar <robinklar@aol.com>
Cc: Jennifer Cisneros <JCisneros@brookway.com>
Sent: Thu, Jun 2, 2016 2:08 pm
Subject: drainage behind tennis courts along fence line

Robin,

As I stated in my earlier email, the remaining 188 feet of the black drain pipe is loaded with heavy sediment and roots from years of use since its installation. I propose that we remove the remaining black pipe and replace this with 4 inch pvc. This should increase our flow rate substantially. The existing catch basins get a lot of debris build up on them during heavy rain events. It would also be a good idea to replace the rock area around these catch basins to reduce the amount of debris that will collect on the inlet grates.

Cost is as follows

Remove and reinstall 188 feet of 4 inch drain \$1504.00. this includes all labor and materials
Reinstall rock around 5 12inch catch basins 283.12(this is for all 5 catch basins in this area)

We can get this work scheduled quickly, provided the weather cooperates. Let me know how you want to proceed.

Randall White

— Original message —

From: Randall White
Date: Sat, Jun 11, 2016 3:59 PM
To: robinklar@aol.com; Jennifer Cisneros;
Subject: drainage

Robin,

good afternoon, as we discussed last week on the drainage behind the tennis court, Brookway will supply the needed 188 feet of the 4 inch pvc and all you are responsible for is the labor which will run 800 to 1000 dollars, not to exceed 1000.

I have this work scheduled for mid week if you agree.

Randall

—— Original message ——

From: robinklar@aol.com

Date: 6/11/2016 10:09 PM (GMT-06:00)

To: Randall White <RWhite@brookway.com>

Subject: Re: drainage

Thanks Randall

We're good to go. Let me know what day. Thanks Robin

T-Mobile. America's First Nationwide 4G Network.

—— Original Message ——

From: Randall White <RWhite@brookway.com>

To: robinklar <robinklar@aol.com>

Cc: Ausencio Botello <abotellobrookwaytx@gmail.com>; Michael Lynch <mlynch@brookway.com>

Sent: Sun, Jun 12, 2016 7:53 am

Subject: RE: drainage

ausencio is coordinating I will have him touch base with you

I called Randall at Brookway on Tuesday June 14, because he did not answer his cell phone, I was told he was out of town. Then I called Ausencio to see when the work was being done, Ausencio, responded that he was on vacation and knew nothing about the drainage work.

Michael Lynch had been copied on some of the e-mail, so I reached out to him.

Randall