

Agenda Items 3.2.20

1. Update on hanging wires behind 4517- BTU needs to anchor/new pole
 - a. Stacie spoke to BTU – A line director will be contacting Beal on Tuesday (3/3) or Thursday (3/4) to let us know where we can move the line to
2. Status of hole in soffit 4517 #6 repair board or fill?
 - a. Assigned to Thee Anderson's Family Remodeling (3/2)
3. Landscaping behind 4505-4507 – irrigation, planting yaupon along fence, mowing, sprinklers & hoses 4505 #6 need to be stored
 - a.
4. How much do we spend on security lights and electricity, is it worth transitioning to solar lights for all outside lighting? Research cost, maintenance, ...
 - a. Approx. \$100/month- from what we can tell. Bills state "electric" and one Security light that shows ~\$100
5. Status of locking mailbox for outgoing mail
 - a. See printed options
6. Update on 4511 leak – did we contact owner, did we check the deck area
 - a. Left voicemail
7. Update on new back fence was constructed at 4515#2. They did not get prior Board approval? We are trying to have the same standard as on the creek side. Contact the owner ASAP. (repeat from February 9). Contact owner/agent to submit plans to re-construct fence in professional manner.
 - a.
8. Spoke with resident 4515#3 (2.29) who said the fence is not stable. Contact owner/agent to submit plans to re-construct fence in professional manner.
 - a.
9. Realtor Signs are violating our rules and making holes in the landscape we do not need.
 - a. Spoke to C21 – they will inform their sign guy about the rules for OW and will get it fixed ASAP
10. Amend violation letters to state that ' fines accumulate". We do not restart the process if owner fixes the violation and then violates the next day/week. I don't want to play the 'cat and mouse games again'. Line can be placed above the rates section. (repeat from February 9)
 - a. Done
11. Update on clean up and repair behind 4515 and 4517
 - a. Stacie needs to walk each unit and determine what still needs to be done
12. Over-sized truck policy – do we need to amend our parking rules
 - a. Need to know exactly which blocks you want removed to allow for more space
13. Area in front of 4505 – weren't there 2 meters? If so one was covered up when city graded
 - a.
14. Water pooling at 4505 #10 fence, why?
 - a. Irrigation was being worked on – should only be wet after watering from now on
15. Trash at road – getting out of hand with new owners not hauling remodeling materials away
 - a.
16. Notify the homeowner on Briar Oaks about the dead tree posing a danger to our complex
 - a.

JANUARY FINANCIAL REPORT – were these corrections made?

6475 - Lawn/Property Maintenance

TXH-892003 01/07/2020 01/07/2020 6475 - Lawn/ Property Maintenance Oakwood Townhomes - 4505-4517 Carter Creek Bryan, TX 77802 IPFS Corporation 1,445.40 0.00 123149 01/07/2020 Monthly Insurance premium **THIS IS IN THE WRONG ACCOUNT. PLEASE CORRECT IT.**

6473 - Legal Fees 19-1097 01/17/2020 01/17/2020 6473 –

Legal Fees Oakwood Townhomes - 4505-4517 Carter Creek Bryan, TX 77802 Meronoff & Hawthorne, P.C., Bruchez, Goss, Thornton, 0.00 450.00 Cease and desist letter to 4507 #3 WHAT WAS THE OUTCOME OF YOUR MEETING WITH LAWYER? SHE STATED OUR CASE INCORRECTLY!!

This should be a charge to 4507 #3 for her consistent violations.

Cash Flow

Beal Properties

Properties: Oakwood Townhomes - 4505-4517 Carter Creek Bryan, TX 77802

Date Range: 01/01/2020 to 03/02/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Transfer From Reserve	30,000.00	48.41	30,000.00	48.41
Homeowners Association Dues	31,937.00	51.54	31,937.00	51.54
NSF Penalty	30.00	0.05	30.00	0.05
Total Operating Income	61,967.00	100.00	61,967.00	100.00
Expense				
Electrical Repairs	305.72	0.49	305.72	0.49
Insurance	2,890.80	4.67	2,890.80	4.67
Transfer to Reserves	2,000.00	3.23	2,000.00	3.23
Lawn/Property Maintenance	979.38	1.58	979.38	1.58
Special Projects	25,325.09	40.87	25,325.09	40.87
Management Fee	1,000.00	1.61	1,000.00	1.61
Mortgage/Note Payment	7,283.64	11.75	7,283.64	11.75
Plumbing Expense	286.10	0.46	286.10	0.46
Porter Service	475.00	0.77	475.00	0.77
Utilities	4,053.17	6.54	4,053.17	6.54
Total Operating Expense	44,598.90	71.97	44,598.90	71.97
NOI - Net Operating Income	17,368.10	28.03	17,368.10	28.03
Total Income	61,967.00	100.00	61,967.00	100.00
Total Expense	44,598.90	71.97	44,598.90	71.97
Net Income	17,368.10	28.03	17,368.10	28.03
Other Items				
Prepayments	-2,897.00		-2,897.00	
Net Other Items	-2,897.00		-2,897.00	
Cash Flow	14,471.10		14,471.10	
Beginning Cash	-4,744.63		-4,744.63	
Beginning Cash + Cash Flow	9,726.47		9,726.47	
Actual Ending Cash	9,726.47		9,726.47	

Expense Distribution

Exported On: 03/02/2020 04:52 PM

Properties: Oakwood Townhomes - 4505-4517 Carter Creek Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2020 to 03/02/2020

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
6390 - Electrical Repairs							
8550	02/18/2020		CC Electric	305.72	123244	02/19/2020	Repaired short and reset breaker, replaced light
6470 - Insurance							
TXH-892003	01/07/2020		IPFS Corporation	1,445.40	123149	01/07/2020	Monthly Insurance premium
TXH-892003	02/07/2020		IPFS Corporation	1,445.40	123232	02/07/2020	Monthly Insurance premium
				2,890.80			
6471 - Transfer to Reserves							
	01/01/2020		Oakwood	1,000.00	123120	01/03/2020	January 2020 - Transfer to Reserves
	02/01/2020		Oakwood	1,000.00	123198	02/03/2020	February 2020 - Transfer to Reserves
	03/01/2020		Oakwood	1,000.00			March 2020 - Transfer to Reserves
				3,000.00			
6475 - Lawn/Property Maintenance							
1843	01/07/2020		Lopez Boyz	274.00	123141	01/07/2020	Mow, Edge, Weedeat
1920	02/07/2020		Lopez Boyz	110.00	123220	02/07/2020	cut & removed branches from fence
1	02/13/2020		Lawn Stars	595.38	123249	02/19/2020	February Lawn Maintenance
				979.38			
6531 - Special Projects							
1648	02/12/2020		Beltrand Pavement	14,012.96	123240	02/13/2020	Concrete repairs to parking lot & drainage flume
000394	02/19/2020		Markings, LLC	4,600.00	123252	02/19/2020	Deposit for tree remove project
000394	02/25/2020		Top Point Tree	5,250.75	123261	02/25/2020	removed, trimmed and pruned trees throughout the HOA Complex.
000430	02/26/2020		Top Point Tree	1,461.38	123264	02/27/2020	2 additional trees removed behind 4507
				25,325.09			
6540 - Management Fee							
	01/03/2020		Beal Properties	500.00	123114	01/03/2020	Management Fee for 01/2020
	02/03/2020		Beal Properties	500.00	123205	02/03/2020	Management Fee for 02/2020
				1,000.00			
6560 - Mortgage/Note Payment							
	01/01/2020		The Bank & Trust	3,641.82	123113	01/03/2020	January 2020 - 500.00 additional towards principle
	02/01/2020		The Bank & Trust	3,641.82	123193	02/03/2020	February 2020 - 500.00 additional towards principle
	03/01/2020		The Bank & Trust	3,641.82			March 2020 - 500.00 additional towards principle
				10,925.46			
6700 - Plumbing Expense							
2524	01/06/2020		Twin City Plumbing	75.00	123144	01/07/2020	replace sewer cap 4517
2525	01/06/2020		Twin City Plumbing	211.10	123144	01/07/2020	replace sprinkler valve
				286.10			
6701 - Porter Service							
1818	01/06/2020		Robert Walker	200.00	123145	01/07/2020	December porter service
1815	01/06/2020		Robert Walker	75.00	123145	01/07/2020	Fill in hole in parking lot and tv cables
1843	02/05/2020		Robert Walker	200.00	123226	02/07/2020	Monthly Porter Service
				475.00			
6810 - Utilities							
2063197	01/07/2020		Bryan Texas	1,478.16	123134	01/07/2020	Monthly Utility Bill
2063465	01/07/2020		Bryan Texas	466.65	123134	01/07/2020	Monthly Utility Bill
2063476	01/07/2020		Bryan Texas	37.52	123134	01/07/2020	Monthly Utility Bill
2312117	01/07/2020		Bryan Texas	85.45	123134	01/07/2020	Monthly Utility Bill
2063196	01/07/2020		Bryan Texas	25.40	123134	01/07/2020	Monthly Utility Bill
2312117	02/06/2020		Bryan Texas	81.05	123211	02/07/2020	Monthly Utility Bill
2063476	02/06/2020		Bryan Texas	34.93	123211	02/07/2020	Monthly Utility Bill
2063465	02/06/2020		Bryan Texas	466.52	123211	02/07/2020	Monthly Utility Bill
2063197	02/06/2020		Bryan Texas	1,352.09	123211	02/07/2020	Monthly Utility Bill
2063196	02/06/2020		Bryan Texas	25.40	123211	02/07/2020	Monthly Utility Bill
				4,053.17			
Total				49,240.72			

Homeowner Delinquency

Properties: Oakwood Townhomes - 4505-4517 Carter Creek Bryan, TX 77802

Delinquency Note Range: All Time

Amount Owed In Account: All

Balance: Greater than 204.00

Unit	Name	Amount Receivable
<hr/>		
	Oakwood Townhomes - 4505-4517 Carter Creek Bryan, TX 77802	254.00
		606.00
		408.00
		408.00
		602.00
		816.00
		3,094.00
Total		3,094.00



BEAL
Properties

903 S. Texas Avenue
College Station, TX 77840
(979)764-2500 www.bealbcs.com

DATE:

TO:

Re: VIOLATION, PERSONAL PROPERTY OR UNAPPROVED CHANGES

You have been found to be in violation of the Oakwood Townhomes Rules and Regulations, **in particular** the following Sections:

PERSONAL PROPERTY:

___ All personal property must be kept inside the unit including but not limited to towels, clothing, mops, brooms, wood, tools, carpeting, boxes, plastic bags, beverages, furniture, toys, automobile equipment, etc. (NOTE: Personal items are only allowed on a deck or patio, not the area surrounding a deck or patio as these areas are common areas not belonging to individual property owners. **Lot lines are edge to edge of concrete foundations**).

___ Trash bags and trash containers are not permitted at the front or back door areas.

___ Owners and residents are responsible for the upkeep and tidiness of their own back yards and deck.

___ Owners and residents must keep property in accordance to City Health and Safety ordinances.

___ Basketball hoops, satellite dishes or other objects may not be attached to the building or fence.

COMMON AREAS:

___ Absolutely no property (ornaments, banners, lights, bicycles, toys) may be stored temporarily or permanently on sidewalks, walkways, parking lot or other common areas.

___ Entry areas and walkways shall be kept clean and neat by the owners or tenants using the same.

___ Littering in common areas is not allowed. Residents are responsible for litter clean up in the front of their units if they or their guests are responsible. Fines of \$50 per incident will be imposed on repeat offenders after one notice.

The Association has the right to require the removal of objects which are visible from the common areas or which detract from the property's appearance. Violators will receive written notice to remove items. If not removed, they will be removed at the property owner's expense.

If applicable, pictures of the violation are attached or kept on file.

Please contact Beal Properties by _____ with plans to correct the items that are in violation, failure to do so will result in a fine being added to your HOA dues and allows the HOA to take corrective actions with the costs of those actions also being added to your HOA dues. Nothing may be allowed to be connected, attached, or added to the exterior of any building without prior approval by the Board of Directors.

Thank you for prompt action in correcting this issue.

Fines are as follows and fines accumulate:

\$35	(after the due date)
\$40 per month	(after first notice)
\$45 per certified letter	(after 3 notices)



BEAL
Properties

903 S. Texas Avenue
College Station, TX 77840
(979)764-2500 www.bealbcs.com

DATE:

TO:

RE: VIOLATION, FAILURE TO COMPLY WITH RULES FOR PETS

You have been reported to have violated the Oakwood Townhomes Rules and Regulations, **in particular** the following Section:

PET POLICY:

___ No more than two (2) pets per unit are allowed.

___ A pet is not allowed to run loose (off leash) at any time.

___ It is the responsibility of the pet owner to see that all dog feces are picked up and not left anywhere on Oakwood Townhomes' property.

___ Pets should be confined to their owner's yard and the owner is responsible for the cleanliness of that area. Pet defecation in owner's yard must be removed daily.

___ Pets may not be left on a line at any time unattended.

<https://library.municode.com/index.aspx?clientId=14054>

If dogs, cats, or other household pets are found to be a nuisance to other residents, the owner of such dogs, cats, or other household pets shall remove same and the property owner fined upon written notice issued by the Board of Directors as stated in the steps for enforcement.

If applicable, pictures of the violation are attached or kept on file.

Please contact Beal Properties by _____ with plans to correct the items that are in violation, failure to do so will result in a fine being added to your HOA dues and allows the HOA to take corrective actions with the costs of those actions also being added to your HOA dues.

Thank you for prompt action in correcting this issue.

Fines are as follows and fines accumulate:

\$35 (after the due date)

\$40 per month (after first notice)

\$45 per certified letter (after 3 notices)

Beal Properties
903 S. Texas Avenue College Station, TX 77840
(979)764-2500 www.bealbcs.com

**BRUCHEZ, GOSS, THORNTON,
MERONOFF & BRIERS, PC**
A Professional Corporation
ATTORNEYS AT LAW
4343 Carter Creek Parkway, Suite 100
Bryan, Texas 77802

JANA L. BEDDINGFIELD

jbeddingfield@bruchez.com
(979) 268-4343
Fax: (979) 268-5323

December 4, 2019

Ms. Angela Windham
4507 Carter Creek Pkwy, #3
Bryan, TX 77802

*Via Certified Mail, RRR
(70183090000128326527)
and Regular Mail*

Re: *Cease and desist from violating the Oakwood Declaration and the Oakwood Rules and Regulations*

Dear Ms. Windham:

I have been retained by BVP Management, Inc. ("Beal Properties"), the management company for Oakwood Townhomes Homeowners Association ("Oakwood Townhomes") regarding your failure to comply with the Declaration of Covenants, Conditions and Restrictions for Oakwood Townhomes Planned Unit Development (the "Oakwood Declaration") and the Oakwood Townhomes Homeowners Association Rules and Regulations (the "Oakwood Rules and Regulations"). In particular, the Oakwood Declaration provides the following: Article 6, Section 1.A.3 of the Oakwood Declaration provides:

"Neither an owner nor the Association shall make any alterations in the portions of a Townhome Unit or building which is to be maintained by the Association...or make any additions thereto...without first obtaining approval in writing of owners of all other adjacent Townhome Units affected thereby, and the written approval of the Architectural Control Committee of the Association."

Further, the Oakwood Rules and Regulations provide:

"All personal property must be kept inside the unit...Violators will receive written notice to remove items. If not removed within 48 hours, they will be removed at the owner's expense. The Association has the right to require the removal of objects which are visible from the common areas and which detract from the property's appearance."

Additionally, the Oakwood Rules and Regulations provide:

"Absolutely no property ... may be stored temporarily or permanently on sidewalks, walkways, parking lots or other common areas. Violators will receive

Ms. Windham
December 4, 2019
Page 2

written notice to remove items. If not removed within 48 hrs., they will be removed at the owner's expense."


The deck off of your unit and the stairs to the deck are a part of the Oakwood Townhomes common area. That is why the deck and stairs were recently replaced at the expense of the Association, and not at your personal expense. Because the deck and the area around the deck is part of the common area, the above referenced provisions of the Oakwood Declaration and the Oakwood Rules and Regulations concerning common areas applies.

You have previously been provided written notice on numerous occasions to remove your personal items from the common areas, including the deck and the area around and under the deck. Please immediately cease and desist from violating the Oakwood Rules and Regulations by putting your personal items in the common areas, including the deck, and the area under and around the deck.

Your actions are violations of the Oakwood Declaration and Oakwood Rules and Regulations. If you do not immediately stop these violations, I will be filing a lawsuit in which I will ask a Brazos County court for a court order prohibiting you from engaging in such activities. I will also be asking the court to order you to pay any and all attorney's fees that Oakwood Townhomes incurred by having to address your repeated violations. If you would like to resolve this matter without me having to take legal action against you, simply remove any unapproved alterations you have made to the common areas, namely undo your stair modifications, and stop putting your personal items in the common areas.

If you or your attorney would like to discuss any concerns you may have regarding this letter, please feel free to contact me at 979-268-4343.

Kindest regards,



Jana L. Beddingfield

19-1097 JLB/dp
cc: Client

Homeowner Ledger

Homeowner: Angela Windham

Mobile: (713) 315-1911

Unit Name: 4507#03

Unit Address: 4507 Carter Creek #03 Bryan, TX 77802

Association: Oakwood Townhomes

Status: Current

Dues: 204.00

Date	Payer	Description	Charges	Payments	Balance
Starting Balance					0.00
04/01/2018		Homeowners Association Dues - April 2018	154.00		154.00
04/21/2018	Angela Windham	Payment (Reference #121130)		154.00	0.00
04/23/2018	Angela Windham	ACH Payment (Reference #AE18-6618)		154.00	-154.00
05/01/2018		Homeowners Association Dues - May 2018	154.00		0.00
05/23/2018	Angela Windham	ACH Payment (Reference #A67B-A1CC)		154.00	-154.00
06/01/2018		Homeowners Association Dues - June 2018	154.00		0.00
06/23/2018	Angela Windham	ACH Payment (Reference #E193-9F82)		154.00	-154.00
07/01/2018		Homeowners Association Dues - July 2018	154.00		0.00
07/23/2018	Angela Windham	ACH Payment (Reference #D76C-701A)		154.00	-154.00
08/01/2018		Homeowners Association Dues - August 2018	154.00		0.00
08/23/2018	Angela Windham	ACH Payment (Reference #C909-CFC0)		154.00	-154.00
09/01/2018		Homeowners Association Dues - September 2018	154.00		0.00
09/23/2018	Angela Windham	ACH Payment (Reference #DBAC-2C0A)		154.00	-154.00
10/01/2018		Homeowners Association Dues - October 2018	154.00		0.00
10/23/2018	Angela Windham	ACH Payment (Reference #CF7C-AACC)		154.00	-154.00
11/01/2018		Homeowners Association Dues - November 2018	154.00		0.00
11/23/2018	Angela Windham	ACH Payment (Reference #3CDE-3AA2)		154.00	-154.00
12/01/2018		Homeowners Association Dues - December 2018	154.00		0.00
12/23/2018	Angela Windham	ACH Payment (Reference #4E96-4BC0)		154.00	-154.00
01/01/2019		Homeowners Association Dues - January 2019	154.00		0.00
01/23/2019	Angela Windham	ACH Payment (Reference #B52D-E51C)		154.00	-154.00
02/01/2019		Homeowners Association Dues - February 2019	154.00		0.00
02/23/2019	Angela Windham	ACH Payment (Reference #8D2B-8A60)		154.00	-154.00
02/23/2019	Angela Windham	Credit Card Payment (Reference #43Q0-8G6Z)		50.00	-204.00
03/01/2019		Homeowners Association Dues - March 2019	204.00		0.00
03/23/2019	Angela Windham	ACH Payment (Reference #CF14-2CA8)		200.00	-200.00
04/01/2019		Homeowners Association Dues - April 2019	204.00		4.00
04/23/2019	Angela Windham	ACH Payment (Reference #C0A1-D344)		208.00	-204.00
05/01/2019		Homeowners Association Dues - May 2019	204.00		0.00
05/23/2019	Angela Windham	ACH Payment (Reference #33B5-A702)		208.00	-208.00
06/01/2019		Homeowners Association Dues - June 2019	204.00		-4.00
06/23/2019	Angela Windham	ACH Payment (Reference #56C0-3DD8)		208.00	-212.00
07/01/2019		Homeowners Association Dues - July 2019	204.00		-8.00
07/23/2019	Angela Windham	ACH Payment (Reference #1D66-B066)		208.00	-216.00
08/01/2019		Homeowners Association Dues - August 2019	204.00		-12.00
08/23/2019	Angela Windham	ACH Payment (Reference #FEEB-35AC)		208.00	-220.00
09/01/2019		Homeowners Association Dues - September 2019	204.00		-16.00
09/16/2019		HOA Violation - Violation for misc items on the deck. 1st letter was given on 09/09/2019	35.00		19.00

Homeowner Ledger

Date	Payer	Description	Charges	Payments	Balance
09/23/2019	Angela Windham	ACH Payment (Reference #62DB-0B04)		208.00	-189.00
10/01/2019		Homeowners Association Dues - October 2019	204.00		15.00
10/17/2019		HOA Violation - Violation Fee	35.00		50.00
10/23/2019	Angela Windham	ACH Payment (Reference #4359-A954)		208.00	-158.00
10/24/2019		HOA Violation - Trash and Misc items under deck and in common areas 2nd notice	40.00		-118.00
11/01/2019		Homeowners Association Dues - November 2019	204.00		86.00
11/23/2019	Angela Windham	ACH Payment (Reference #F939-6D60)		208.00	-122.00
12/01/2019		Homeowners Association Dues - December 2019	204.00		82.00
12/06/2019		Trash Pick-up - Removed trash from under deck	120.00		202.00
12/23/2019	Angela Windham	ACH Payment (Reference #DCDE-6030)		208.00	-6.00
01/01/2020		Homeowners Association Dues - January 2020	204.00		198.00
02/01/2020		Homeowners Association Dues - February 2020	204.00		402.00
03/01/2020		Homeowners Association Dues - March 2020	204.00		606.00
Total					606.00



COLLEGE STATION FENCING

Estimate Num
Date

263
Dec 30, 2019

Bryan R
(979) 204-6898
<https://www.collegestationfencing.com>
collegestationfencing@gmail.com

For Toni Myers
903 Texas Ave, College Station, Tx 77840

DESCRIPTION	QUANTITY	RATE	AMOUNT
85' of privacy fence	1	\$1,700.00	\$1,700.00
6' Pine pickets			
4x4 Post			
3 2x4 rails			
Nails and screws			
50% of total is required upon scheduling of job, and the remaining 50% when job is completed.			
		Subtotal	\$1,700.00
		Tax (8.25%)	\$140.25
		Total	\$1,840.25
3 year structural integrity warranty!!		BALANCE DUE	\$1,840.25

Thank you for your business.

$\$ \frac{1}{2} = 920.12$
to be paid
by Wednesday

Fwd: Oakridge Townhomes- 2 incidents

From : Reception <reception@bealbcs.com>
Subject : Fwd: Oakridge Townhomes- 2 incidents
To : stacieb <stacieb@bealbcs.com>
Reply To : Reception <reception@bealbcs.com>

Mon, Mar 02, 2020 12:07 PM

📎 1 attachment

Beal Properties
903 S Texas Ave
College Station TX 77840
979-764-2500

From: mosesv@bhhs caliber.com
To: reception@bealbcs.com
Sent: Friday, February 28, 2020 3:53:48 PM
Subject: Oakridge Townhomes- 2 incidents

Stacie,

Good morning. I am contacting you in regards to some incidents at the Oakridge Townhomes.

The first was at Carter Creek 4515 #3:

Here is an excerpt of the e-mail the tenant sent me.

"First, the main owners of Oakwood Townhomes had some guys come through and cut down trees. In the process, my back fence has had some damage. A big portion has come down between my small yard and my neighbors. I have tacked it and supported it for the time being to keep my dogs in. I also noticed that the board holding the gate latch has come loose and the largest part of the fence is broken where the hinges attach and, the majority of the fence is unstable. Can you help either repair or replace the fence?"

I am under the assumption the HOA sent out the landscapers and not the owners but I am hoping to have the issue handled accordingly. I have attached pictures for reference and documentation.

Here is her information if you need to get ahold of her.

Elizabeth Wood: emwood@cvm.tamu.edu
(361)774-6845

PAVEMENT REPAIR PLAN




CM300A - BVPM - Oakwood Condos
4515 Carter Creek Pkwy., Bryan, TX



SUMMARY OF WORK

Pavecon will sandblast all dividers and solid areas as marked currently. All sandblast material will then be swept/blown as required to collect from the jobsite. We will then layout and stripe the new layout supplied by the customer. An allowance has been made in this proposal for the same quantity of dividers and stencils as is striped currently. All marking shall be made with premium acrylic traffic paint, and at a coverage rate sufficient to provide a thickness of 1.5 mils.

LEGEND

- Asphalt 
- Concrete 
- Maintenance 
- Miscellaneous 