

AUTUMN LAKE HOMEOWNERS ASSOCIATION
Facility & Safety Inspection Report
Date of Inspection: January 28

Dear Board Members,

On January 28, a comprehensive inspection of the Autumn Lake HOA amenities was conducted to evaluate the overall condition, safety, and maintenance needs of all common-area facilities. The assessment covered the pool areas, restrooms, mechanical room, playgrounds, pavilions, piers, lakefront, trails, exercise equipment, and entrance areas. The following is a formal summary of the findings and recommended corrective actions.

POOL AREAS 1 & 2

- Fire extinguisher inspection tag is out of date and requires updating.
 - Outdoor electrical outlet near the restrooms needs a new faceplate.
 - Broken solar lights along the bridge require replacement.
 - Bridge decking may become slippery when wet; application of a non-slip coating is recommended.
 - Both pool safety rings show deterioration and should be replaced.
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MECHANICAL ROOM

- Doors near the mechanical room exhibit rot at the bottom due to water exposure. Installation of a gutter is recommended.
 - Wall has pulled away from the slab due to rusted lag bolts.
 - Additional shelving is recommended for improved organization.
 - Exterior electrical box near mechanical room doors requires a replacement faceplate.
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PLAYGROUND 1

- Significant wood rot observed at the base of structural posts and other areas of the wooden play structure.
 - Several metal safety bars are loose and improperly aligned.
 - Exposed electrical PVC conduit at the corner of the pool fence requires repair.
 - Electrical box along the fence line has a loose elbow connection that needs secure attachment.
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PAVILION 1

- Pavilion ceiling requires pressure washing due to insect-nest buildup. This is considered routine maintenance.
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PIER 1

- Pier is generally in good condition; however, several post caps are missing and should be replaced.
 - Stairs leading to the water may benefit from a non-slip coating to reduce risk of falls.
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PAVILION 2

- Possible post settling or sinking was observed; evaluation is recommended.
 - Pavilion requires general cleaning and debris removal.
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COVERED BENCH AWNING

- Awning supports show rust and deterioration; while currently structurally sound, they will require replacement in the future.
 - Awning fabric is worn and contains several holes from age and weathering.
 - Bench under the awning is severely rusted and structurally compromised. Replacement or removal is strongly recommended.
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LAKE AREA

- Discussion held regarding installation of “**No Trespassing**” and “**No Fishing**” signage to deter unauthorized use.
 - A steep, unguarded drop-off along the lake edge is a significant safety hazard. Warning signs are recommended.
 - Additional security concerns were noted, including unauthorized parking, trespassing, and suspected nighttime activity. Potential mitigation measures discussed include adjusting lighting angles, updating gate codes, and installing real or dummy security cameras.
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WALKING TRAIL

- Several area lights are misaligned and require re-aiming for improved visibility and reduced glare.
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PLAYGROUND 2 & PICNIC AREAS

- Vegetation and overgrowth around Playground 2 and the picnic area need trimming.
 - Additional trash receptacles are recommended to reduce litter accumulation.
 - Low-hanging tree branches require trimming.
 - Graffiti was found on a bench; repainting is recommended.
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PIER 2

- Additional trash cans needed at Pier 2.
 - Excessive bird droppings require cleaning.
 - Broken glass from a damaged light fixture was found and must be removed.
 - Finger piers remain locked due to lack of handrails and associated safety concerns.
 - Numerous boards on the main pier are soft, broken, or rotting—**immediate replacement is recommended** due to safety risk.
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EXERCISE EQUIPMENT AREA

- All equipment is in safe and functional condition.
 - Pull-up bar frame is leaning due to insufficient post depth; future corrective measures are recommended.
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ENTRANCE GATE AREA

- Exposed wiring in PVC conduit leading to the rain-meter box requires correction.
 - The electric meter box does not fully close, leaving interior components exposed. This should be addressed as soon as possible.
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CONCLUSION

The inspection revealed a range of maintenance items and several safety-related concerns that require timely attention. Addressing these issues will help ensure resident safety, preserve community assets, and maintain the overall appearance and functionality of the Autumn Lake amenities. LSB is prepared to assist with coordinating repairs, obtaining vendor proposals, or scheduling follow-up assessments as directed by the Board.

Please advise how you would like us to proceed.

Respectfully submitted,

Mike

LSB Management