

**Watson Run Homeowners Association
Executive Board, Transition Committee, and Berks Homes
Transition Meeting
October 30, 2020**

ATTENDEES:

WATSON RUN HOMEOWNERS ASSOCIATION (WRHA) EXECUTIVE BOARD: Fran Cannon, Rob Peters, Dan Sweeney, Vicki Michuck, and Bill Watkins.

TRANSITION COMMITTEE: Mary Lou Reber, Dave Shultze, Earl Carey, Gene Kieffer,
BERKS HOMES: Gary McEwen – Berks Home, Steve Shenemberger – Abel Construction
Aaron Bricker – RGS Associates

WOO-CAT PROPERTY & ASSOCIATION MANAGEMENT (WCPAM): Amber Martin and Shelley Castetter

The meeting was called to order by Fran Cannon at 10:30am. Let the record reflect that WCPAM met with some members of the board at 9:45am.

1. Mary Lou Reber began by asking Berks Homes about the status of items 5, 6, & 7 documented on the list (**EXHIBIT A:**). Gary McEwen of Berks Homes stated that a permanent stop sign at Boxwood and Pleasant needs to be installed. Gary said that the original posts have been discontinued by the manufacturer which has caused a delay as Berks tries to find matching ones. In the meantime, a temporary sign will be installed. Three sidewalk tripping hazards were discussed – one at the clubhouse, one at the front entrance and another along Springhouse. Gary McEwen from Berks stated that these areas would be reviewed and evaluated for possible remediation.

Gary stated that all work on the retaining wall and fence on Springhouse at Plum Tree Place is currently scheduled however there have been weather related delays. Berks anticipates the work will be completed on Wednesday of next week (Nov. 4, 2020). Mary Lou also asked for a copy of the Club House plans. Gary reminded everyone that Berks did not build the clubhouse. Gary provided a set of clubhouse plans to WCPAM and WCPAM will record the clubhouse plans at the Record of Deeds office and provide the hard copies to the executive board to store in the clubhouse office.

Fran Cannon then asked about the “Original” plans for the development as opposed to the “As-Builts.” Fran pointed out that the WRHOA does not have a complete set of “Original” plans. It was unknown whether Watson Run ever received the plans or whether they may have been lost in the transition between boards and management companies.

Since the WRHOA has commissioned Kipcon to perform an engineering study, the WR executive board needs the plans ASAP. Gary McEwen from Berks Homes said that only the “As-Builts” matter however Fran felt that the “Original” plans were needed as a point of comparison. A set of “Original” Plans will be sent electronically from Berks to WCPAM. WCPAM will process them and then forward them to the executive board. Although it was expected that the Phase III “As-Built” plans would be ready before now, they are still being finalized. Karen at Berks is doing the “As-Builts” and when finalized they will be submitted to the township. Bob Lynn of Hanover Engineers is the Township Engineer and will need to review and approve the plans. The plans will also need to be submitted to the County and DEP. The

entire process is expected to take approximately 60 Days. Aaron will send WCPAM a set of the “As-Builts” along with changes so that WCPAM can process them and forward them to the Board. Profiles will also be included.

Sidewalk and curb concerns were discussed. Gary noted that Berks will fix any sidewalk and curbing issues that they are responsible for correcting.

There is a random bundle of cables sitting in a vacant area at the end of Springhouse. Berks is not sure whose cables they are. They will examine them and will either take care of them or if determined to be PPL’s will contact them to resolve.

ACTION: Berks to complete Phase III “As-Builts” then process. They will also send a complete set of Phase III “As-Builts” and “Original” plans electronically to WCPAM who will process them then send them to the WRHOA. Also, Berks will take care of the cables discussed above.

2. Dave Shultze asked about the status of the water shut-off valve issues several residents are experiencing. Some of the valves are buried in a way that they cannot be used while others are improperly raised. These will be looked at during the walk-through that will take place during the meeting. The township reviewed the water shut-off valves and indicated which ones needed repairs. Dave noted that not all repairs have been completed as of today. Gary said he thought all of those issues were fixed and indicated that Berks will take appropriate action based on their review and evaluation.
3. Dan Sweeney stated that the basins/swales are still not completed and various attendees wanted to know when the areas will look presentable. Berks said that naturalized seed was used, and residents should begin to see a difference in the Spring of 2021. Berks pointed out that the first growth will not be the best since it fully develops over time. Dan also pointed out that some swales have ruts and poor turf restoration.

Matting was used at the basins so that those areas will not erode or wash out. Old growth will eventually disappear as the new growth comes in. Some residents are unhappy with the appearance of the matting since it appears to look like plastic however it is necessary to protect the area. Berks will look at all the existing matting to make sure there is new growth taking place and determine if adjustments are necessary. They will also check the areas that have ruts and fix and areas where turf restoration is not acceptable.

Some areas of the walking path have been flooding. Berks is evaluating the flooding to determine exactly what is causing it. The walking path was designed to shed water although some water is to be expected.

Dan Sweeney asked about water that has been going into the farmer’s field that borders the development. Berks said that they are aware of the problem and that a sump pump which was pumping water into the farmer’s field had been corrected. 80% of the drainage is collected and the Conservation District & DEP agree with the current mitigation efforts.

4. Rob Peters discussed on-going walking path issues as well as the grass circle on Pleasant. The connector path between 55 & 57 Pleasant leading to the walking path is not complete. There are several places along the walking path where there are separations/gaps that need to be repaired. At the front entrance there is a significant gap between the end of the sidewalk and the beginning of the path. Also, the asphalt between Wickerberry and Springhouse needs fixed.

AT&T is holding up the work on the connector path because they control the easement since their fiber optic cables run beneath the area. The representative from AT&T has continually obstructed Berks ability to resolve these issues. Gary from Berks will go to the representative's supervisor to try to expedite a resolution.

(NOTE – this statement was misplaced in the original notes and had to be moved)

The path at Wickerberry was cut out and replaced with stone in preparation for new asphalt. Gary indicated that cracks and gaps in the path will be filled. Also, Berks will review areas where pipes were buried to make sure they have not caused damage to the asphalt.

The driving circle on Pleasant is too tight and not only are residents having problems getting out of their driveways, delivery trucks, and other large vehicles cannot safely navigate it without having to go up on the center grassy area. Berks will evaluate but believes the area meets the requirements of the final plan.

5. Earl Carey wanted to know what is happening with the property markers. He provided a map showing 4 areas having wooden stakes. Berks said that all wooden stakes will either be replaced or have been replaced by permanent metal pins.

All areas where there is still construction debris are to be cleaned and debris removed. However, homeowners on Evergreen Street and Scott Drive have piles of debris and other items on WRHOA property which is currently controlled by Berks. One property owner has also planted trees on WRHOA property. Gary from Berks said this would be an issue between the WRHOA and the township once Berks turns the land over to WRHOA. Gary recommended that the surveyor confirm the property boundaries and that it is properly staked. The WRHOA and/or Berks could require the homeowner to cut down the trees and remove any items if it is found they sit on WRHOA and/or Berks property. The Association is concerned about liability issues. A list of all applicable information will be provided to the township by WRHOA with Berks' approval for the township to contact the encroaching neighbors. Several dead trees on the western boundary were slated to be removed by Berks and the WRHOA still wants that done.

6. Fran Cannon discussed issues with the recreational areas. Benches are still missing in the recreational areas. Gary said 2 PVC Bilson benches have been received with 6 on back order. The benches require no maintenance, are good quality, and very heavy benches.

The Bocce Ball, Horseshoe and Shuffleboard areas are still unsatisfactory. The fencing at the end of the horseshoe pits is missing. 3 of 4 Horseshoe pins were installed incorrectly. Several other issues were discussed; however, Gary from Berks felt that it was imperative that the sub-contractor be brought in for a meeting to fully review and address the issues more comprehensively. Gary and WCPAM will work together to schedule a meeting with the contractor.

At 11:10 am the meeting adjourned to take a walking tour of the property and review the updated status of all outstanding issues.

Please be advised that WCPAM took a multitude of pictures during the site inspection with Berks, the transition committee, and the executive board.



Picture of storm drain





Swale area



Sidewalk tripping hazard



Watson Run
Front Sign



Fence door the Board
wants to remove as it is
rotting and not needed.





Walking path cracks





Cracks in walking path



Review of property lines



Erosion of common ground alongside of the walking path



Sinkage in swale area



Water run off issue that is contributing to erosion on common ground





Berks had to move a walking path off private property



Gary at Berks – inspecting wires that are sticking out of the ground



Signs that remind homeowners that the HOA's walking paths do not receive winter maintenance and homeowners use them at their own risk.



Picture of the water tower

Picture of the water tower's maintenance building. All now owned by Red School LLC





Underground wire under walking path – area will be restored by Berks





Swale remediation work





Storm Water Management matting



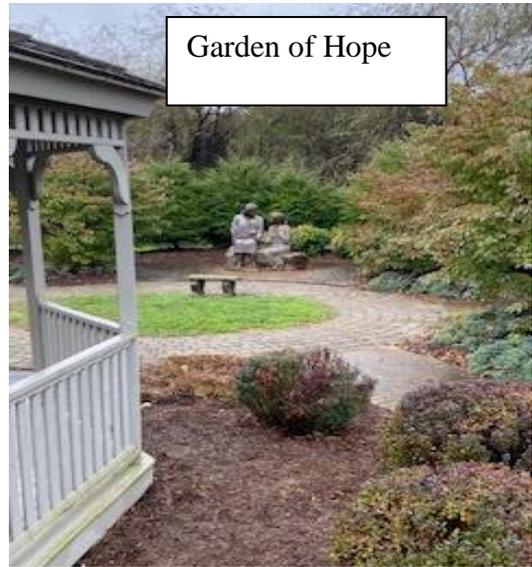
Swale remediation







Pictures of encroachment issues on western boundary – land is currently owned by Berks but will be transitioned to the HOA.





More pictures of encroachment issues on western boundary – land is currently owned by Berks but will be transitioned to the HOA.



Members of the Executive Board and Transition Committee

Pictures behind 11 Creekside during heavy rains



EXHIBIT A: Transition Update for meeting with Berks on 10/30/2020

Missing/incomplete/unacceptable items in Phase 3:

1. Recreational amenities areas
 - Game area is poorly constructed (not level) and unsafe; sub-par materials are already deteriorating (See attached study for details); missing benches; missing game equipment (bocce, shuffleboard, quoits); shed is not level and also not as described.
 - **Note:** The proposal from the original vendor (Southwest Greens) indicated that Berks was responsible to ensure that the property was graded to a maximum of 1-inch slope in 10 feet before games were installed. This would allow for a level playing surface.
 - 2nd open area on Wickerberry is missing benches
2. Basins & swales
 - Turf restoration is incomplete in some areas and unacceptable in many other areas; soil not raked & large rocks remain; grass not growing in some areas; mesh netting and spikes (when will these be removed? By whom?); when will final DEP inspection take place?
 - Clean up of debris and mess created by Abel equipment
 - Removal of porta-potty on Plum Tree Place?
3. Walking path replacement, repairs, drainage issues, and missing “connector path”
 - Section behind Springhouse Lane where sump pump drainage tubes were buried
 - Section behind Wickerberry where path crossed homeowner’s property
 - Original plan showed connector path between 57 and 59 Pleasant; EB was told that ATT fiber optics inspector says it can’t be done; EB asked Berks to discuss alternatives with ATT but no response so far
4. Status of curb repairs in Phase 3? Some have been completed but there still seem to be some that need to be addressed
5. Street sign/stop sign missing at intersection of Boxwood & Pleasant
6. Grass circle on Pleasant – EB was told that this would be removed and paved over due to significant issues with vehicles not being able to negotiate the curve as well as issues with snow removal. Will the township or the HOA be responsible for this area since it is actually part of the street?
7. Unfinished retaining wall and extension of fence on Springhouse Lane at 1 Plum Tree Place
8. Berks still has not provided copies of the plats and plans needed for the Phase 3 Engineering Study by Kipcon
9. Is there any missing landscaping in Phase 3? – Have all street trees been planted? What about missing trees around perimeter of clubhouse parking lot? (see #16, 17, 18 on punch list)

Status of Punchlist Items from Phase 1 & 2 Engineering Study: (see attached punchlist)

#2 – Berks agreed to fill and seal cracks between asphalt paths along east perimeter of walking path; What about other areas where the asphalt is cracked or lifting up?

#3 – Missing asphalt connector path at southeast corner of community – do we have something in writing from the fiber optics inspector? Have other options been explored for access to the walking path in this area?

#4 – Berks agreed to remove existing asphalt and regrade areas where water was building up along walking path; trenches were dug beyond the walking path but it is too early to tell if this will stop the runoff. What recourse do we have if the trenches don't work to divert the runoff?

#6 & #7 – Tripping hazards due to issues with uneven/damaged sidewalk at the clubhouse were supposed to be addressed before clubhouse parking lot was paved. Did the township approve the sidewalks in their current condition before the parking lot paving was completed? If not, is Berks responsible for getting the sidewalks inspected by the township and repairing them if they are deemed unsafe by the township?

#14, 15, 24-35, 38-42 – Berks' response was that the "Clubhouse was turned over to the HOA more than 10 years ago, and punchlist items were complete at that time. No further action by Berks Homes". No record exists of plans being provided to the HOA when the clubhouse was turned over - Berks was still in charge of the HOA at that time. Where are the plans? Can Berks provide a copy of the completed punchlist referred to above?

Clean up on the western common space of Watson Run

The areas listed below should be cleaned up by Berks prior to transition and deeding the common areas to the HOA:

1. Grass piles and weeds under the weeping willow trees along the western side of the walking path beside the Garden of Hope. This clean up should be worked out between Berks and Myron Stoltzfus since his lawn maintenance crews started dumping grass clippings and allowing tall weeds to grow there. As a result, neighboring residents also began dumping grass clippings and yard waste there. This area needs to be completely cleaned up and either mulched or planted in grass.
2. Debris and weeds behind the shed on 5 Scott Drive; originally, they also had wood piles on the common area but those have been located next to their shed.
3. Grass and yard waste pile behind the shed at 63 Evergreen Street
4. Stone and refuse pile behind 65 Evergreen Street near the drainage tunnel for our basin
5. The embedded stone patch, approximately 2' x 15" along the outside of the walking path being Plum Tree Place was recently covered over with clay dirt from the trenches that were dug but the stones were not removed which will create issues with future turf growth and mowing
6. Remove dead trees that are marked and finish planting new trees as per the plans.

Other concerns/questions

1. What are the black tubes sticking up out of the ground at the base of Springhouse Lane? Leaving them exposed presents a potential hazard.
2. How/when is Berks required to provide copies of the original plans/plats for Phase 3 including the as-built plans? We cannot have an engineering study completed without these documents.
3. Berks indicated a couple months ago that they had marked all the property boundaries for Watson Run. There is still a significant section of the western boundary that does not seem to have any markers at all. Since there are several issues with encroachment by neighboring properties on the western boundary, these markers are essential in order to address these problems. The attached diagram shows the markers Berks has put in starting with the southwest corner bordering the farm and around the sewer pumping station. Another marker was put in on the border at the back end of 74 Evergreen Street but it was either knocked over or removed by the property owner. The points marked in green are property boundaries that should be marked by Berks but no property markers have been located in these areas.

Exhibit B: Questions that WRHOA sent Berks and Rebuttal's from Gary at Berks

- **WRHOA is in black and green**
- **Berks is in red**

On 2/11, Berks was contacted by a resident regarding problems with the unfinished recreational amenities (bocce & shuffleboard courts) and Gary promised that they would have their engineers look at it and share the plan for correcting and completing those areas. To my knowledge that has never been addressed. **The items were installed to industry standards.**

I would like to know if the company that installed the games and the company that did the ground preparation were the same. There was no attempt to level the ground before the foundations were laid and the games were placed on top. I doubt this work is done to "industry standards". There is a significant concern about the dangerous drop off at the end of the bocce court in front of 10 Plum Tree as well as other concerns about the terrain surrounding both courts. Also there has been no communication about when the work on the amenities will be completed. According to the plans, there is supposed to be horseshoes and quoits, benches, and an equipment shed in the games area and I believe there are benches to be installed in the other area along the homes on Wickerberry.

The company that installed the games, Artificial Greens and Lawns, is a subcontractor of Pickering Valley Landscape who is who Berks Homes hired as the contractor. Pickering prepared the site and Artificial Greens installed the games. The ground was prepared to the sub-grade elevation required for the shuffleboard and bocce ball courts which were installed as shown on the plans. There is a grade difference going across the open space where the games are located which would either require one end to be above the existing ground or dug into the ground on the higher side which would result in water running onto the court. Your doubts and insinuations the no attempt was made to properly prepare the sub-grade are false. Soil has been added to address the dangerous drop off and to the sides of the courts since you prepared your rebuttal. The horseshoe and quoit pits have been installed. The benches for both open space and shed will be installed as soon as we receive them.

On 3/19, the residents at 69 Pleasant (Hanchett) sent an email and photos of drainage problems on the walking path behind their home. Gary promised to look into this. Not sure if this was ever addressed. **All of the walking path items will be addressed along with final paving of phase 3 and the clubhouse parking lot.**

Not sure exactly what is meant by "all of the walking path items" being addressed along with the final paving. There is a lot of landscape work remaining along the edges of the newer section of the walking path in addition to several drainage concerns. He also did not answer the question about benches being placed along the path.

The drainage problem 69 Pleasant were related to grading which has been addressed and should no longer be a problem. We will inspect after the next significant rain to verify. The other walking path items are several areas where water lays after rain for various reasons; grass along the edges is too high, asphalt is too low and an area where it must be built up due to sump pump pipes added after the path was installed. The plans do not show benches along the walking trail, so we are not planning to install benches along the walking trail.

On 5/15, I contacted John & Gary after several residents asked about whether or not a connector path to the walking path was going to be put in between 55 and 57 Pleasant and what the plan was for finishing the sidewalk across the street between Pleasant Road and Boxwood. The response from Gary was that the fiber optic inspector said that a macadam path could not be put in due to the easement for the cables. I asked if there was another alternative for connecting to the path in that location but there was no response. I also asked if there was a plan to have benches along the path since residents had been told that at some point. No response on that either. **Our contractor has reached out to the contact person at the fiber optic company for an alternative to the paved path and has not received a response. We will follow up with our site contractor.**

· On 5/21, WooCat requested survey information because of issues along the western boundary. Gary provided written survey info but it is still undetermined if they intend to locate the property markers they claim were placed or put in markers that are missing from the original survey. **The surveyor has installed all of the perimeter property markings. When were perimeter property markers put in? If this was done when they first put together the construction plan, does Berks have an obligation to make sure those markers are still there and can be located?**

The perimeter markers were installed at the beginning of the project. I have asked our surveyor to verify that all the perimeter property pins have been installed and provide a written acknowledgement that they are installed. The work will be completed in the next few weeks as their schedule permits. The outside date for completion will be end of July.

· I'm not sure of the exact date but it was around the time that we finalized the water agreement that Berks told WCPAM they would get us a schedule within a couple weeks for completion of Phase 3. They also said that their engineers were reviewing the punch list from our engineering study and would respond shortly and possibly set up a meeting to discuss how to proceed. There has been NO follow up by Berks on either of these items. **Our contractor has committed to completion of basin conversions by the end of July, The conversion of the basins is an extensive amount of work and is dependent on dry weather. Final paving schedule will be after the basins are converted. The response to the study is included.**

Besides the basins, completion of the amenities area (for which no date or specific information has been provided), and final paving, are there other items needed to consider Phase 3 completed? What about the unfinished sidewalk at Pleasant and Boxwood? I was asked by a board member about whether the plans called for a street sign and a stop sign at that intersection of Boxwood at Pleasant Road. Depending on the response about a connector path in between 55 and 57 Pleasant, I think that area requires final grading as well.

The basin conversions which includes amended soils in the basins and several other locations is still scheduled to be completed by end of July. The amenities have been completed except for the shed and park benches which will be completed by mid-July. I am being told by the production manager that the sidewalk at Pleasant and Boxwood will be poured the week of June 29th and the landscaper will follow with topsoil, rake and seed a few days later. A stop and street sign are required on Boxwood and Pleasant. We are trying to find a similar post and bracket since the previous style has been discontinued. We will rake and seed the area between 55 and 57 but are still working with the fiber optics company for an alternative to connect the path.

Around 6/1, WC emailed Gary to request the complete plats and plans for Phase 3 since they are needed for the engineering study by KipCon. On 6/4, Gary sent copies of Phase 3A & 3B original subdivision plans but they don't contain all of the documents that are needed for review by KipCon. I provided you with the plans that did not require confirming with as-built information. We will provide as-builts plans when complete and approved by the township engineer

When would Berks expect to have the "as-built" plans available?

The plans will not be available until September.

Exhibit C: Amenities Research as of September 1, 2020

As a resident who chose a property location near the planned recreational amenities, I've been watching the construction progress very closely. When I was investigating the possibility of building in Watson Run, the sales office very enthusiastically promoted how wonderful these amenities would be for the community. Unfortunately, it seems to me that these recreational areas were not well planned from the beginning and that Berks Homes does not seem invested in providing a "quality" social gaming area for residents to enjoy. The following are two reports showing how the games installed so far are not acceptable. Diagrams of the existing Bocce and Shuffleboard courts are attached.

Report A: Bocce

Purpose: To show that the Bocce court is not level and presents unfair difficulties for the play of the game.

Materials Used: 4' level, 1/4" shims, 6' ramp, 40" ramp support, dense ball, Bocce diagram

- Procedure A:**
- Using the 4' long level and several 1/4" shims, I started at the North end of the court, placed the level pointing down the center line of the court, then added enough shims under the South end of the level to obtain a level reading.
 - I then slid the level toward the South end of the court by one level length and repeated Procedure 1.
 - I continued Procedure 2 until I reached the South end of the court.

Data:

Distance Down Court from the 0" mark on the "Bocce" diagram													
	4'	8'	12'	16'	20'	24'	28'	32'	36'	40'	44'	48'	
52'	56'	60'											
	1/2"	1/2"	1/4"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/4"	1/4"	1/2"	1/2"
1/4"	1/2" = 6 1/2"												
Downhill Drop for each level length:													
Total Drop:													

- I then measured along the ends and playing lines across the court from East to West. I found the court to be level in this direction throughout its entirety.

Conclusion: The Bocce Court slopes downward, from North to South, by approximately 6 1/2". This means that during play, the players at the North end are rolling balls downhill while the players at the South end are rolling balls uphill.

- Procedure B:**
- Using the 6' long board as a ramp, I rolled a dense ball down the ramp from the North end of the court to see how far the ball would roll down the court. I found that when the end of the ramp was raised to a height of 40", ten trials of rolling the ball resulted in reaching the optimum playing position at the other end of the court (position A on the diagram). This position is about 38' from the end of the ramp at the North end.
 - I then went to the South end of the court and repeated Procedure 1. Using the same 40" high ramp, ten trials of rolling the ball resulted in only reaching to the mid-line of the court (position B on the diagram). This position is about 25' from the end of the ramp at the South end.

Analysis: The difference between the 38' rolling distance from the North end and the 25' rolling distance from the South end is 13'. This is a difference of 34%. This means that when playing from the South end of the court, players must roll the balls with at least 34% more energy than when playing from the North end.

Conclusion: These measurements show that there is a very significant difference in playing from opposite ends of the court.

Report B: Shuffleboard

Purpose: To show that the Shuffleboard court is not level and presents unfair difficulties for the play of the game.

Materials Used: 4' level, 1/4" shims, dense ball, water filled 6" diameter/6 cup/flat bottomed leftover container used as a simulated puck, Shuffleboard diagram

- Procedure A:**
- Using the 4' long level and several 1/4" shims, I started at the North end of the court, placed the level pointing down the center line of the court, then added enough shims under the South end of the level to obtain a level reading.
 - I then slid the level toward the South end of the court by one level length and repeated Procedure 1.
 - I continued Procedure 2 until I reached the South end of the court.

Data:

Distance Down Court from the 0" mark on the "Shuffleboard" diagram:												
48'	52'	4'	8'	12'	16'	20'	24'	28'	32'	36'	40'	44'
		3/4"	3/4"	1"	1"	1"	1"	1"	1"	1"	1"	1"
1" = 12 1/2"												
Downhill Drop for each level length:												
Total Drop:												

- Using the methods in Procedure 1, I then measured along four playing lines across the court from East to West; as shown on the diagram.

Data:

Distance Across Court from the 0" marks East to West sides on the "Shuffleboard" diagram:					
	4'	8'	12'	16'	20'
North Push Line –	1/4"	1/2"	1/2"	1/4"	1/2" = 2"
North Center Line –	1/4"	1/4"	1/2"	1/4"	1/2" = 1 3/4"
South Center Line –	0"	1/4"	1/2"	1/2"	1/4" = 1 1/2"
South Push Line -	1/2"	1/2"	1/2"	1/4"	0" = 1 3/4"
Downhill Drop for each level length:			Total Drops:		

Conclusion: The Shuffleboard Court slopes downward, from North to South, by approximately 12 1/2" and also downward, from East to West, by approximately 1 1/4" to 2". This means that during play, the players at the North end are pushing pucks downhill while the players at the South end are pushing pucks uphill. Plus, the side to side downward slope causes pucks to veer off toward the West side of each playing field.

- Procedure B:**
- Using the dense ball, I placed it at the North-East corner of the court (position B on the diagram).
 - Simply letting go of the ball (no pushing), the ball rolled off on its own and followed the path shown on the diagram; rolling off the court at the South-West corner of the court.

Data: See path drawn on diagram.

Conclusion: This confirms the conclusion in procedure A, that the court significantly slopes downhill in both directions, thereby complicating play of the game.

- Procedure C:**
- Using the simulated puck described in the above list of materials, I placed it at positions P at the North end of the court (see diagram).
 - Standing over the puck and pushing it, like rolling a bowling ball down the lane

between your legs, I did many trials to get the feel of the push necessary to reach the center of the scoring area at the other end of the court.

3. I measured the average distance that the puck slid down the court to be 35'. Also, the puck veered off toward the West side of the court anywhere from 12" to 18" (see diagram).
4. I then went to the South end of the court to repeat the above procedures, pushing the puck from positions P at the South end of the court (see diagram).
5. I did many trials of trying to push the puck with the same force as I did from the North end.
6. I measured the average distance the puck slid in this direction to be 25'. And again, the puck veered off toward the West side of the court anywhere from 12" to 18" (see diagram).

Note: I tried pushing the puck with enough force to get it into the scoring area at the North end. I was unable to get it there without losing my balance or having the puck fly off the surface and roll down the court.

Analysis: The difference between the 35' sliding distance from the North end and the 25' sliding distance from the South end is 10'. This is a difference of about 30%. This means that when playing from the South end of the court, players must force the pucks with at least 30% more energy than when playing from the North end, which I found almost impossible to do with my simulated puck and pushing method. Players would also have to anticipate and plan on a curving puck; straight shots would be impossible.

Conclusion: These observations show that there is a very significant difference in playing from opposite ends of the court. Aiming at a target area or to hit another puck would be impossible during play.

Report C: Horseshoes

Purpose: To point out problems with the horseshoe area.

- Observations:
1. Of the 4 pins, only one is at the correct angle and pointing in the correct direction. Each of the other 3 pins are pointing off to one side and one is tilting at double the appropriate angle.
 2. The width of the boxes is too narrow for recreational play by novices. They should be at least 4 feet wide.
 3. For those players who play a standard game, a player stands next to the one box and throws toward the other. Not only is the ground of the whole playing area sloped downhill and to the side, dirt was piled up around the sides of the 2 boxes at the lower end making severely sloped areas to the sides of the boxes. A player must stand 4 to 6 feet to the side of these boxes to stand on semi-level ground, requiring them to throw at the other target at an extreme angle.

Conclusion: Compared to horseshoe pits in surrounding retirement communities and public parks, the ones built for Watson Run are by far the worst we have seen. They present too many obstacles and dangers for our residents. They will probably never be used.

Report D: Quoits

Purpose: To point out problems with the quoits area.

- Observations:
1. The lids to the pits are very heavy for residents of a 55+ community. It takes 2 people to lift and move them off the box. Putting them back on is very dangerous. You have to wiggle them into place and then they slam down onto the box – creating a threat of smashed fingers.
 2. Once the lids are removed, when you stand beside one box and look toward the other, you can't even see the bottom of the pin. Only the top inch or so is visible out of the top of the box. You can't see what you are aiming at.

Conclusion: This game is unsuitable and dangerous for our residents. They will probably never be used.

Report E: Shed

Purpose: To point out that the shed supplied is inappropriate for this area and not as promised.

Observations: 1. This type of shed belongs in somebody's back yard or on a construction site. It does not fit in with an area that should be a focal point of our community.
2. During the sales presentations that we all went through to be encouraged to purchase a house in Watson Run, we were told this "wonderful amenities area" would have a shed that would be a smaller version of the one built at the clubhouse.

Conclusion: This shed is ugly for this location. It does not coordinate with the railings and other structures around the community.

Discussion of Results:

My method of using a 4' level and shims is a bit crude, but is accurate enough to show the definite slopes that exist in the Bocce and Shuffleboard playing courts. The best method to verify my findings would be to use surveying equipment. Even topographic maps supplied by Berks show a drop in grade of the amenities area up to 5 feet from the Northeast corner of the games area to the Southwest corner.

As in all sports and games like these, participants must be able to work on a consistent motion that yields a consistent outcome. I have shown that this is impossible on the courts as they are now. A "quality" game area would have been made level from the start and then level courts could have been made with ease.

We have already had one resident slip and fall on the shuffleboard court. It gets very slippery if the grass is damp and you step onto the court with damp shoes. The plastic surface is also sliding down hill and is hanging off the side of the concrete base.

The best solution to the inadequacies of the games area would be to build a 2'-3' retaining wall along the entire South and West ends of the games area, between the garden fences; then fill and level the entire area to the level of the North end. Or, each playing field could be tiered to level; as they did with houses along each street. This is what I would think a good developer would have planned for from the beginning!

At present, I would consider the area "poor quality" and "useless". I don't believe the games will get any use once people experience the frustrations that now exist from problems with the courts and playing areas. We would be better off not having these "poor" amenities at all. We could have purchased inexpensive yard games and played on the existing grass. This would be better than what Berks has provided.

The game equipment supplied so far is not appropriate for most of our residents. The horseshoes are too heavy! Berks' vendor should also provide sets of the lighter, rubberized, horseshoes as well as the quoits. The planned benches haven't arrived yet. Can't wait to see them!

It has been less than a year since any of the games were installed. The boards surrounding the Bocce court are warped and cracking along with the wood borders and backstops of the horseshoe pits and boxes and lids to the quoits. It's obvious that these materials must be replaced quite frequently, making it a financial burden for our community to maintain these games.

If this is the best that Berks and the amenities contractor can do, both should be held responsible for such a "poor" job in Watson Run and should not be acceptable for transition out of here. I have visited many other 55+ and retirement communities, as well as public parks and campsites in the county and found their Bocce, Shuffleboard, and Horseshoe courts to be level. All borders and backstops are made of bigger dimension pressure treated lumber (at least 6"x6") and capped with composite planks. Most Bocce and Shuffleboard courts have at least a 4-foot-wide concrete or composite walkway around each playing court. Why shouldn't Watson Run residents expect the same?