

**GRAYTHORE BY MARRANO CONDOMINIUM  
BOARD OF MANAGERS OPERATIONS SCHEDULE FOR 2026**

**FICAL YEAR:** January 1 – December 31  
**BOARD MEETINGS:** Monthly; Annual Meeting September  
**NUMBER OF UNITS BUILT:** 117 OF 117  
**MAJOR CONTRACTS:**

- |                                 |                             |                              |
|---------------------------------|-----------------------------|------------------------------|
| • <b>Management Group:</b>      | <b>Fairwood Mgmt.,</b>      | <b>4/1/2025 – 3/31/2027</b>  |
| • <b>Independent Accountant</b> | <b>Allied CPAs, PC</b>      | <b>Q3 Annual Renewal</b>     |
| • <b>Insurance Agent</b>        | <b>Grimaldi &amp; Assoc</b> | <b>Expires 9/30/2026</b>     |
| • <b>Landscape Maintenance:</b> | <b>Northridge</b>           | <b>4/1/2025 – 11/30/2027</b> |
| • <b>Snow Removal:</b>          | <b>Elbers</b>               | <b>11/1/2023 – 3/31/2027</b> |
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**Monthly Reviews**

- Financial Statements
- Administrative and Legal Actions
- Maintenance Activities
- Website Updating (Meeting Minutes, Directory, etc.)

**Q1 Activities**

- Management Group Annual Review
- Post 2026 Budget
- Water System Inspection
- Annual Fire Hydrant & Backflow Inspections
- Meet with Landscape Company to review contract before work begins
- Snow Removal Ends March 31<sup>st</sup>

**Q2 Activities**

- Snow Removal Annual Review; RFP and Award (Q3)
- Spring News Letter
- A&L Committee Spring Walk-Around
- Landscape Maintenance Begins April 1<sup>st</sup>

**Q3 Activities**

- Independent Accountant Annual Review and Renewal
- Post 2025 Independent Accountant Review
- Insurance Agent Review and Renewal
- Landscape Maintenance Annual Review
- A&L Committee Fall Walk-Around between late Q3 and early Q4

**Q4 Activities**

- Landscape Annual Review
- 2027 Budget Review and Approval
- Winter New Letter
- Landscape Maintenance ends between October 31<sup>st</sup> and November 30<sup>th</sup>
- Snow Removal begins November 1<sup>st</sup>
- Set 2027 Operations Schedule to include a **Maintenance Assessment**

