

APRIL 2017 RESIDENT MANAGER REPORT

POOL AND SPA

Pool water heat turned on first week of the month. Temperature maintained at 80 degrees except for five days at the end of April when exhaust fan sensor tripped and turned off the heater. Pool company reset heater and will investigate exhaust system.

Restrooms checked daily and cleaned weekly.

PH and chlorine levels checked daily and maintained within acceptable levels. Automated chemical release system for Spa ordered.

Pool cover repaired and attached to reel. First Alarm notified of new schedule and pool cover management.

LANDSCAPING

Six more small landscaping projects identified and implemented with internal resources.

Meet with KD Landscaping to restart Sand Dollar Median project. Next step is to develop rough cut budget and time line.

Large trunk sections from downed trees removed from the median by PG&E.

Mulch spread at corner of Clamshell and Canon del sol as well as lower Pismo.

Twenty new plants installed at lower Canon del Sol to replace those that had died.

28 new plants installed At corner of Canon del Sol and Clamshell.

Three trees removed at corner of Canon del Sol and Santa Monica. New trees planted.

Repairs to landscaping system completed. System turned on 4/25. All areas will be watered twice per week for 15 minutes.

Beach Path mowed and trimmed.

BUILDING MAINTENANCE

Repairs completed at 297 Canon del Sol

Joist Hangers replaced at 393 Canon del Sol. Chimney spark arrester also repaired at this address.

Siding repairs and painting completed at 479 Arca.

Gate locks at the pool and back gate repaired and secured.

THE CLUBHOUSE

Clubhouse reserved and utilized once for Annual Owners meeting.

Scott Thomas
Resident Manager