

## **AUGUST 2018 RESIDENT MANAGER REPORT**

### **POOL AND SPA**

**Pool water heater remains on and is being maintained between 75 and 80 degrees.**

**Pool filter replaced.**

**Spa heater remains on and is being maintained at 104 degrees.**

**Spa cover is tearing apart. Progressive Pool has new one on order.**

**Rest Rooms checked daily and cleaned weekly.**

**Toilet paper dispenser reattached to men's room wall.**

**PH and chlorine levels maintained by chemical release system.**

**Pool House metal doors replaced with fiber glass.**

### **LANDSCAPING**

**Repair/replace two broken sprinklers. Three others identified for future repair.**

**Irrigation system remains on. All stations watered for 15 minutes twice weekly.**

**Meet with MME Engineering to review options for repairs to detention pond #3.**

**Re engineer section c-15 for better coverage.**

**Repair irrigation behind 455 Arca.**

### **BUILDING MAINTENANCE**

**Glass and trim replaced at 478 Abalone by Aptos Glass. Ready for painting.**

**Painting of 32 units in section C continues. Still experiencing excessive peeling.**

**25 units completed by month end.**

**Bee hive problem at 443 Canon del Sol resolved.**

**Broken window at 437 Canon del Sol replaced.**

**Make three repairs to 472 Arca.**

## **THE CLUBHOUSE**

**Clubhouse utilized once during the month.**

**Two bids to repair clubhouse gas line received. Both in the neighborhood of \$4500.**

**Tennis Court wind screens installed.**

**Scott Thomas**

**Resident Manager**