

## **FEBRUARY 2017 RESIDENT MANAGER REPORT**

### **POOL AND SPA**

Pool water heater remains off until mid April. Spa is maintained at 104 degrees and will remain on throughout the winter months.

Restrooms checked daily and cleaned weekly.

PH and chlorine levels checked daily and maintained within acceptable levels.

New pool cover delivered and installed on reel.

### **LANDSCAPING**

Meet with Quilici crews weekly to review priorities.

Six small landscape projects identified and implemented with internal resources.

Weed and rake new plants on Abalone Dr

Three trees downed in wind storms. Cut up and removed by Quilici.

Major landscape project completed on upper Pismo. Over 100 new plants installed. Next project is Marina del Rey.

Irrigation tested and adjusted on upper Pismo to facilitate new plantings.

### **BUILDING MAINTENANCE**

Repair and rehang tennis court wind screens.

Clean out all storm drains and retention ponds after storms.

14 street lights repaired or replaced.

Seven building repair projects identified and completed by Saso Construction.

Back fence gate repaired

## **THE CLUBHOUSE**

Clubhouse utilized twice during the period.

TV replaced with 65" High Def Samsung receiver.

Security lights repaired. Four inside spotlights repaired.