

FEBRUARY 2018 RESIDENT MANAGER REPORT

POOL AND SPA

Pool heat remains off during winter season. Spa heat remains on and is maintained at 104 degrees.

Rest rooms checked daily and cleaned weekly.

PH and chlorine levels checked daily and maintained by chemical release system.

LANDSCAPING

Repair/replace six broken sprinklers on Arca, Canon del Sol and Clamshell.

Continue Mulch spreading on Canon del Sol, Oyster, and Clamshell.

Repaired non functioning irrigation valve @the planting circle.

Installed 92 new plants primarily replacing previous plantings destroyed by rabbit, deer and/or gopher.

Hand watered all new plants and applied rabbit and deer repellent.

Continue to remove Ivy from fence lines.

Restake bush at 480 Arca.

BUILDING MAINTENANCE

New front door for 308 Pismo being painted and prepared for installation.

Flashing on top step at 460 Oyster repaired.

Repair liability for bay window at 478 Abalone documented.

Minor roof and vent repairs made at 407 Santa Monica.

Temporary chimney cap repairs made at 385 Clamshell. Parts ordered for permanent replacement.

Bay Window sealed and utility door hinges replaced at 373 Oyster.

Scott Thomas
Resident Manager