

JULY 2018 RESIDENT MANAGER

REPORT

POOL AND SPA

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

Pool filter is defective and needs to be replaced. Progressive Pools has been notified. Repairs to be made first week in August.

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

Rest rooms checked daily and cleaned weekly.

Toilet paper dispenser in men's room ripped off the wall. Needs repair.

PH and chlorine levels maintained by chemical release system.

LANDSCAPING

Repair/replace three broken sprinklers.

Irrigation system remains on. All stations watered for 15 minutes twice per week.

Irrigation stations A3,A10,andC15 checked.

Lewis Tree Service on site for three days. Removed or trimmed a total of 23 trees.

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

BUILDING MAINTENANCE

Glass replaced at 478 Abalone by Aptos Glass.

Due to family health issues, repairs assigned to Green Coast Construction have been delayed.

Painting of 32 units in Section C continues. 16 units completed by month end.

Bee hive problem persists at 443 Oyster. Have made contact with specialty contractor.

Resolve broken window issue at 437 CDS.

Meet with gutter contractors to secure repair bids.

Outdoor lighting improvements have been completed around tennis courts and clubhouse.

THE CLUBHOUSE

Clubhouse utilized three times during the month including an HOA party on the 14th.

Routine service report from PG&E indicates small gas leak at clubhouse. Gas line has been turned off; plumber called.

SCOTT THOMAS

RESIDENT MANAGER