

MAY 2017 RESIDENT MANAGER REPORT

POOL AND SPA

Heaters for both pool and Spa remained on all month. Pool maintained at 78 degrees, and Spa at 104 degrees.

Restrooms checked daily and cleaned weekly.

PH and chlorine levels checked daily. New automated chemical release system installed. It continuously monitors chlorine and PH levels and adjusts chemicals to maintain acceptable levels.

New pool cover attached to reel after wind storm.

Remove defective furniture from pool area and take to county dump.

Work with pool service to drain and refill Spa.

LANDSCAPING

Five new small landscaping projects identified and implemented.

Final Sand Dollar pine tree cut down and removed.

Repair/replace broken sprinkler @ lower Canon del Sol as well as corner of Clamshell and Canon del Sol.

Hand water all new plantings every other day to establish.

Gopher control on lower Canon del Sol including planting circle.

Santa Monica landscape project completed.

Spread mulch around all new planting areas.

THE CLUBHOUSE

Meet with Santa Cruz Security Systems to prepare bid for camera and key pad systems.

Clubhouse reserved and utilized three times during the month.

BUILDING MAINTENANCE

Meet with owners of 449 and 455 Arca to discuss deck extension proposal.

Power wash tennis courts.

Assist with roof inspection by Shelton.

Scott Thomas
Resident Manager