

## **SEPTEMBER 2018 RESIDENT MANAGER REPORT**

### **POOL AND SPA**

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

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

New spa cover is on order.

Rest rooms checked daily and cleaned weekly.

PH and chlorine levels maintained by chemical release system.

Clogged floor drain at pool house repaired.

### **LANDSCAPING**

Repair/replace two broken sprinklers.

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

Bid received from Whitlow Concrete for repairs to retention pond #3.

Repair irrigation behind 455 Arca.

Dead tree in front of 455 Arca removed.

Two trees at rear of Arca Units removed.

Back flow valve test completed.

### **BUILDING MAINTENANCE.**

Glass installation at 478 Abalone completed.

Except for minor touch ups, painting of the 32 units in section C completed.

Two bids for replacement of gas line at 455 Arca received. Bellows \$4000; Santa Cruz Plumbing \$2950.

Dry rot repairs identified on Arca and lower Canon del Sol. Total of 27.

Cause of roof leak at 244 Pismo identified. Bid to repair is \$1650.

Eight deck joist hangers replaced at 460 Oyster.

### **THE CLUBHOUSE**

Gas line to clubhouse repaired by Santa Cruz Plumbing for \$2800 compared to bids of \$4500 from Bellows and Wilson.

Scott Thomas

Resident Manager