

# Heritage Oak Park CDD

## Severn Trent Services Field Management Report Site Inspections – 11/23/15 & 12/07/15

### 1. Lake Management:

a. **Littoral Plants:** No issues observed this month.

b. **Algae:**

i. Filamentous Algae: Very low density. None observed.

ii. Planktonic Algae: None observed.

c. **Shoreline Weeds:** Weed issues found this month included:

i. Torpedo Grass – Medium Density: [Continue treatment.](#)

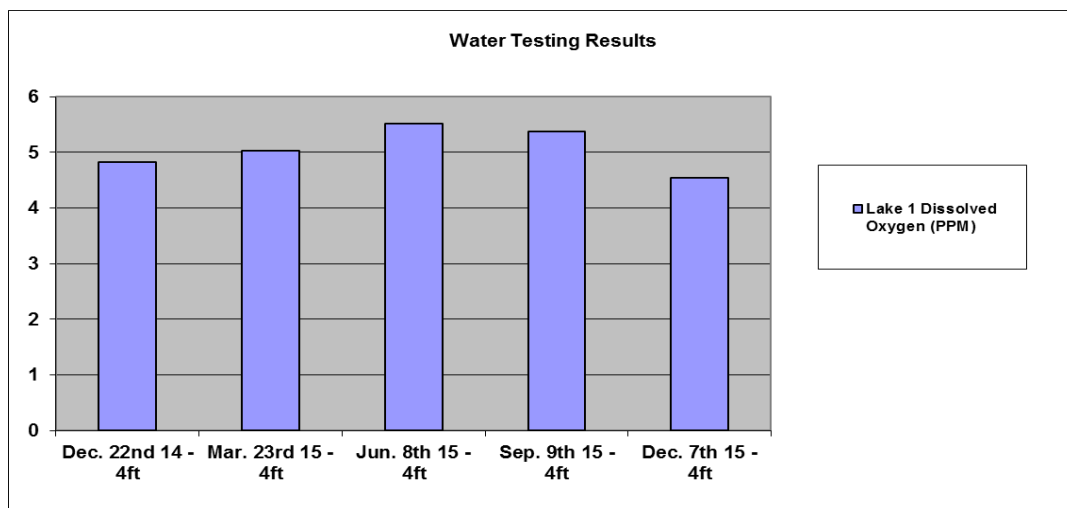
ii. Miscellaneous Weeds – High Density: [Continue treatment.](#)

iii. Sedge – Medium Density: [Treatment needed.](#)

iv. Cattails – Low Density: [Treatment needed.](#)

d. **Submerged Weeds:** No issues observed this month.

e. **DO Test:** As you can see the Dissolved Oxygen was slightly lower this month than it was back in December 2014. Environmental factors such as temperature, wind, sun or clouds can cause these changes to occur. Any reading over 2.00 is considered to be healthy and stabilized to sustain life. Next tests are scheduled for March 2016.



**f. Shoreline Erosion:**

- i. Existing washouts along the shoreline should be properly repaired this winter. Filling in the holes with dirt and broken concrete has only been a temporary fix.



- ii. To hide the broken pieces of concrete dirt is being placed over them. Oyster plants will also be installed to help stabilize the bank.



**g. Lake Bank Signage:** No issues observed this month.

**h. Lake Bank Trash:** No trash observed this month.

**2. Aerators:** No issues observed this month.

**3. Facilities:** Maintenance issues found this month include:

- a. Library: The batteries for the emergency lights closest to the door need to be replaced.

- b. Sports Bar: No issues observed.

- c. Crafts Room: The exterior handle for the back door is corroding and needs to be cleaned up.



- d. Lodge:

- i. The insulation for the a/c pipes needs to be replaced.



- ii. Tree branches are rubbing against the building should be cut back.

- e. Courtyard: No new issues observed this month.

- f. Guard House: The timer inside the guard house was off by an hour so it was adjusted this month.



- g. Maintenance Garage: No new issues observed this month.

- h. Exercise Room / Pool Bathroom:



- i. Exercise Room: No issues observed this month.
- ii. Pool Bathrooms: The heads for the water bubblers just outside the bathroom entrance are covered in cobwebs and dead bugs. These need to be cleaned off on a regular basis.



- i. Mail Box Huts: No new issues observed this month.

#### 4. Pool Area/Equipment:

- a. The catch basin around the pool heaters is no longer attached to the concrete slab which is allowing water to seep through. As a result of this the surrounding grass area is saturated and the sidewalk is constantly wet. The gap between the concrete slab and catch basin needs to be filled in.



- b. One of the rubber mats for the pool shower is falling apart and should be replaced.



## 5. Sports Courts:

- a. Tennis / Pickleball Courts: No issues observed this month.
- b. Bocce Ball Courts: Covers for the drains are currently being installed.



- c. Shuffle Board Courts: No issues observed this month.
- d. Horse Shoe Pits: No issues observed this month.
- e. Storage Shed: No new issues observed this month.

## 6. Storm Drainage System:

- a. **Storm Drains:** Rip rap has been installed around the basin located behind 1261 Red Oak Lane.



- b. **Drain Culverts:** No new issues observed this month.
- c. **Lake Drain Pipes:** No issues observed this month.
- d. **Drainage Swales:** No issues observed this month.
- e. **Lake Weirs:** No issues observed this month; both weirs are debris free.

## 7. Roadways:

- a. **Asphalt:** No new issues observed this month.

- b. **Curbing / Storm Water Gutters:** No issues observed this month.
- c. **Signage/Landscaping:** One of the Red Oak street signs (located at the Green Oak intersection) is all cracked and should be replaced.



- d. **Lighting:** No issues observed this month.
8. **Gate Systems:** The rear entrance gate arm has been replaced.
9. **Perimeter Structures:**
- a. **Front Entrance Monuments:**
    - i. The walls need to be pressure cleaned. The stones on top of them are almost black.
    - ii. Tree branches are rubbing up against the structures and need to be cut back.



- b. **Perimeter Fence:** No issues observed.



- c. Perimeter Wall: Algae is beginning to form along the exterior walls.



## 10. Security Cameras:

- a. Rear gate system is currently down right now.
- b. Front gate system is currently down right now.

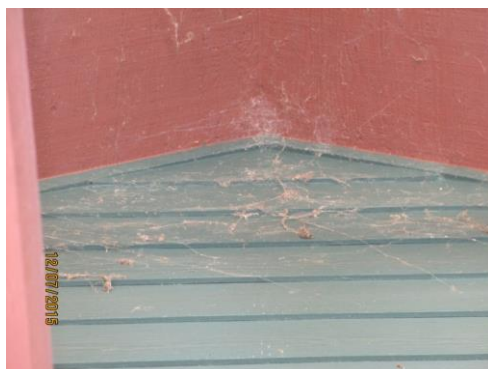
## 11. Pergola Walkway: No issues observed this month.

## 12. Pavilions:

- a. One of the electrical outlets in the pavilion closest to the lodge parking lot is missing its outdoor cover.



- b. Thick cobwebs were observed on the pavilion closest to the lodge parking lot.

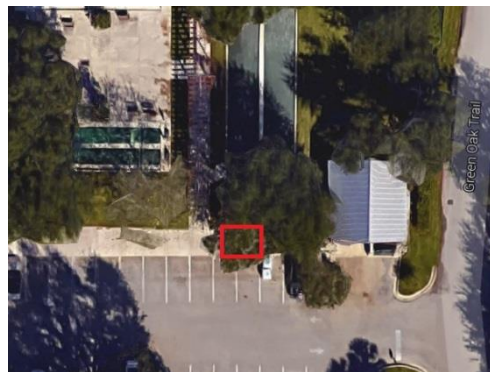


### 13. Sidewalks:

- a. The sidewalk around the exercise / pool bathroom building needs to be pressure washed.
- b. If the post with the reflector is no longer in use between the tennis courts and pool bathrooms it should be stored away.



- c. A sidewalk panel near the garage has uplifted enough to be a safety issue. We'll have Ray grind it down.



### 14. Landscaping:

- a. Fire ant hills were observed throughout the common areas and within the landscaping beds.
- b. Trash was observed in the common areas throughout the community. Ray needs to be picking it up when he's inspecting the grounds.





**15. Landscape Lighting:** No issues observed this month.

**16. Irrigation System:** No issues observed this month.

**17. Golf Carts:** Both carts should be cleaned on a weekly basis. The maintenance cart has a bunch of garbage in it.

**18. Residential Complaints/Concerns:** A resident asked if onsite staff could pick up the trash in front of the main entrance at least once a week. Michelle, please have Ray begin checking this area every Monday and Friday.



**19. Non CDD Issues Observed:** None observed.

**20. Fish/Wildlife Observations:**

<input type="checkbox"/> Bass	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gambusia
<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Coots	<input type="checkbox"/> Gallinules
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Osprey	<input type="checkbox"/> Ibis
<input type="checkbox"/> Woodstork	<input type="checkbox"/> Otters	<input type="checkbox"/> Alligators	<input type="checkbox"/> Snakes
<input type="checkbox"/> Turtles	<input checked="" type="checkbox"/> Other Species: <u>Ducks, Tilapia</u>		

**21. Completed Events in November / December:**

- a. Michelle - Report all lake issues to Lake & Wetlands. [Completed.](#)
- b. Michelle – Report the broken irrigation rotor behind 1425 Red Oak Lane to Mainscape. [Rotor has been repaired.](#)
- c. Michelle – Have the rusted out grate on Water Oak Drive replaced asap. [New grate has been installed.](#)
- d. Michelle – Have the severely rusted out grate behind 1299 Red Oak Lane replaced. [New grate has been installed.](#)
- e. Michelle – If the Board approves have the palm trees pruned near the guardhouse. [Palms will be pruned when other trees throughout the community are scheduled to be cut.](#)

- f. Michelle – Order a new sponge for the tennis court roller. [3 new rollers have been purchased.](#)



- g. Christopher – Conduct Dissolved Oxygen tests. [Completed, test result above.](#)

## **22. Follow up & Upcoming events for December / January:**

- a. Michelle - Report all lake issues to Lake & Wetlands.
- b. Michelle – Have any tree branches that are rubbing against the lodge cut back.
- c. Michelle – Order a new rubber mat for the pool shower.

## **23. Ongoing Punch List for the Maintenance Technician:**

### **High Priority Items**

- a. Fill in the crack in front of 19305 Water Oak Drive with an asphalt crack filler. (July 2015) [Pending until the crack is dry enough.](#)
- b. Inspect and clean out all of the storm drain grates throughout the community. Heavy debris/silt was observed in them. (October 2015) [In progress.](#)
- c. Trash within the common areas always needs to be removed ASAP. (December 2015)
- d. Grind down the uplifted sidewalk panel between the pergola walkway and garage. (December 2015)
- e. Replace the dead batteries for the emergency lights in the library. (December 2015)
- f. Fill in the gap between the concrete slab and catch basin around the pool heaters. (December 2015)

## Medium Priority Items

- a. Inspect all lodge doors and touch up with paint where needed. (September 2015) [Waiting until humidity levels go down.](#)
- b. Pressure wash the white fence around the lodge. (September 2015) [White posts near the grills are still filthy.](#)
- c. Remove all non CDD items from the maintenance garage. (October 2015) [50% completed. There are still items that need to be removed.](#)



- d. Organize all of the tools in the garage. (November 2015)
- e. Both the CDD golf carts need to be cleaned at least every other week. (December 2015)
- f. Replace the outdoor cover for the electrical outlet in the pavilion closest to the parking lot. (December 2015)
- g. Pressure clean the walls at the front entrance. (December 2015)
- h. Pressure clean the sidewalk around the exercise / pool bathroom building. (December 2015)
- i. Clean off the water bubbler heads outside the pool bathrooms on a regular basis. (December 2015)
- j. Replace the pipe insulation for the lodge's a/c units. (December 2015)
- k. Clean off the corrosion from the door handle for the crafts room. (December 2015)
- l. Remove the thick cobwebs from the pavilion closest to the lodge parking lot. (December 2015)



## Low Priority Items

- a. Clean the interior and exterior of the guard house. Green algae was observed on the gate arms and roof. Leaves and cobwebs were observed inside the building. (November 2015) **50% completed. The interior was cleaned but not the exterior. Green algae was still observed on the roof and gate arms.**



- b. Replace the thermostat battery for the sports bar. (November 2015)
- c. Put away the post with the reflector if it's no longer in use. (December 2015)

## 22. Punch List Items Completed this Month:

- a. Remove the corrosion from the manager's cart, spray the battery terminals with protection spray and paint the rusted sections of the frame. (August 2015)



- b. Cut back the vegetation away from the rear gate security cameras. (November 2015)
- c. Pressure wash all of the concrete pads for the mail box huts. (November 2015)

- d. Pressure wash the concrete around the shuffle board courts. (November 2015)

**Before & After**



- e. Hand pull the submerged weeds within the fish pond. (November 2015)
- f. Pressure wash the sidewalk around the sports bar including the pavers. (November 2015)
- g. Clean & maintain the battery terminals on both golf carts. (November 2015). Completed however this task must be completed at least every other week. New corrosion was observed on the same terminal.

**Previous Corrosion**



**New Corrosion**



- h. Inspect and clean out all of the storm drain grates throughout the community. Heavy debris/silt was observed in them. (October 2015) In progress.
- i. Pressure wash the gutters along the rear entrance. (November 2015)
- j. Pressure wash the rocks along the front entrance to the lodge. (November 2015)