

Caretaker's Corner

December 19, 2017

Merry Christmas!

To say the least it has been an interesting start to the winter season. It's almost 40 degrees here this morning and the snow is sparse across the ground. The lack of snow does not mean that we have not had nights into the single digits. So the good is Rick, Ron and I have been able to focus on projects and cleaning. The bad is we always need snow for the watershed and the moisture content in the forest. The variable is anything can happen between now and spring here, 5000 ft in the Idaho mountains!

I hope we are able to post pictures of the work being done.

We have everything done but the paint and ramp on the shed addition back by the dumpster; this will be a spring project. We will also be building a fence and installing gates around the dumpster area for aesthetic purposes, plus we have plans to install a safety light.

We have it in the plans to put up a small fence around the camp host site and plant some grass on the south side of the space.

Anvil Fence came and installed the privacy fence and gate around the new limb dumpster area.

Bids came back to replace street lighting and indoor common area lighting. With the Idaho Power Incentive it

will cost about half, plus the payback is less than 3 years on the investment.

The clubhouse bathroom bids came back and it is on the schedule for Feb, so please monitor our website to see when we will be closing the bathrooms. There will be a porta-potty here during that time, but we will ask that you make alternative shower plans (for instance, shower at the athletic center instead of the clubhouse during construction).

The metal roof on the front of the clubhouse was replaced with 50-year shingles so there should no longer be ice hanging over the lip, lurking to fall on people and vehicles. The damaged roof on the caretaker's residence was repaired by Bill and shingled with the same 50-year shingles. Both contracted roofing jobs had full ice shield membranes installed for the best possible outcome and longevity.

Toby Olson came in and removed compromised high-risk trees in the common area before we stopped for the season. Rick and I removed about two dozen "easy" trees. The pool cover is deteriorating and leaking when it is closed. It will have to be removed and repaired or possibly replaced.

There will be a lot going on in the spring here at LTRVP. We should be able to clean out all the pond supply pipes and discharge pipes.

We were unable to get to the Sharon Street culvert in the fall before it froze. We should be able to replace it in the spring and build wings on it to eliminate the erosion.

We will be repairing and repainting the sheds.

Just some food for thought: one of our residents left their propane turned on while they were away. The propane company came to change out the tank and it was, surprisingly, empty. When the propane tech and one of our residents opened the home's door there was a heavy saturation of propane in the air. They were fortunate there was no spark that very possibly could have ignited an explosion. Please make certain your propane is off when you leave. If you must leave it on for heat, it would be good to have a full time resident check your home occasionally for problems.

Please have a happy and safe winter.

Yours truly, Bill