

MANAGER'S REPORT

APRIL 27, 2015

- A. **HIE LANDSCAPING:** Hard pruning has started on the property. The landscapers will begin their weekly mowing and spraying service from now until October. They will resume a bi-weekly program during the winter months. They fertilized the property on March 4th, 2015 and the grass is looking healthier and green. The pool, clubhouse and office have new potted plants at the entryways.
- B. **REMOVAL OF LARGE FICUS TREES:** There was a very large ficus tree behind building #38 in the corner on the wall line. The tree and its root were causing damage to the wall and were taking over the other plantings in the area. The tree was removed, the wall has been repaired and a bougainvillea has been planted in the corner for security.
- C. **POND MAINTENANCE BY THE PMA:** We have had issues with getting the PMA (The Property Manager's Association) who is responsible for our pond to treat our pond. There have been reports of the pond flies spawning and getting all over our walkways and stairwells as well as reported stagnant water smells coming from the pond. The pond was treated once and we have contacted David Martin again pertaining to the smell. Lake Master's the company that is contracted to treat the pond came out on April 17, 2015 and treated the pond again. We spoke to the person (Ty) who was treating the pond and he explained the treatment he sprays in the pond kills the algae but when the algae die it creates the smell. He also said we smell more of the odor right now because of the hotter temperatures and sun beaming on the dead algae. Now since the pond has been treated for a second time the smell has dissipated.
- D. **HIE TRIM PAINTING:** Four different proposals were reviewed for the painting of the building trim. After review the building committee recommended J&B Painting and the board concurred and ratified this selection at our last board meeting. The painting is tentatively scheduled to begin sometime in May or June of 2015. We will keep you informed on the schedule and of any special arrangements that need to be made.
- E. **LIGHTNING STRIKE DAMAGE AT BUILDING #7:** On Sunday, April 19th, 2015 lightning struck building #7 causing damage to both our elevator and fire alarm panels. The elevator panel had to be replaced. The association is putting in an insurance claim for this item. We will only be required to pay the deductible. The deductible is \$1000. The cost of the panel itself is \$6000. The fire alarm panel fortunately only needed a part and that cost was around \$300.