

Heritage Oak Park CDD

Severn Trent Services Field Management Report Site Inspection – 2/08/16

1. Lake Management:

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

b. **Algae:**

- i. Filamentous Algae: Low density.
- ii. Planktonic Algae: None observed.



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

- i. Torpedo Grass – Medium Density: [Treatment needed.](#)
- ii. Miscellaneous Weeds – Medium Density: [Treatment needed.](#)

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

e. **DO Test:** Next tests are scheduled for March 2016.

f. **Shoreline Erosion:** No new issues observed this month.

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: No new issues observed.

b. Sports Bar:

- i. Replace burnt out light bulb.

ii. Replace 2 dead batteries in the safety lights.

iii. The plate on the cable box for the television is broken and should be replaced.



c. Crafts Room: No new issues observed.

d. Lodge:

i. Two chandelier light bulbs need to be replaced.

ii. One regular light bulb needs to be replaced.



e. Courtyard: No new issues observed this month.

f. Guard House: Roof needs to be pressure cleaned, green algae present.



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

h. Exercise Room / Pool Bathroom: No new issues observed this month.

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

4. Pool Area/Equipment: The pool was under repair during the inspection.

5. Sports Courts:

a. Tennis / Pickleball Courts: No issues observed this month.

b. Bocce Ball Courts: No issues observed.

c. Shuffle Board Courts: No issues observed.

d. Horse Shoe Pits: No issues observed this month.

e. Storage Shed: No issues observed. The new shed looks great!



6. Storm Drainage System:

a. **Storm Drains:** Several basins were observed with debris on top of them again. Ray needs to monitor and clean off the drains after every rain fall event.

b. **Drain Culverts:** No issues observed this month.

c. **Lake Drain Pipes:** No issues observed this month.

d. **Drainage Swales:** No issues observed this month.

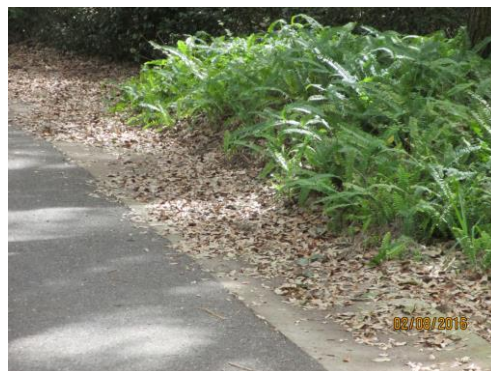
e. **Lake Weirs:** No issues observed this month; both weirs are debris free.

7. Roadways:

- a. **Asphalt:** The patch work at the end of Bent Oak Court and on Red Oak Lane has been unraveling and road conditions in these areas are on the poor side. Milling and laying down new asphalt in these areas may be required in the future.



- b. **Curbing / Storm Water Gutters:** Leaves need to be picked up and the gutters along the guard house need to be pressure cleaned.



- c. **Signage/Landscaping:** No new issues observed this month.
- d. **Lighting:** No issues observed this month.

8. Gate Systems:

- a. Both gate systems were functioning during the inspection.
- b. Green algae was observed on both gate arms at the main entrance.



9. Perimeter Structures:

- a. Front Entrance Monuments: No new issues observed.
- b. Perimeter Fence: No issues observed.
- c. Perimeter Wall: No new issues observed.

10. Security Cameras:

- a. The front entrance DVR is off by two hours. The time should be adjusted.
- b. The metal cabinet for the rear entrance camera system is beginning to rust out. Expected life span of the cabinet is another 1 to 2 years.



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

12. Pavilions: Weed eaters are damaging the wooden posts. Michelle, inform the landscapers to be more careful in these areas.



13. Sidewalks: No new issues observed this month.

14. Landscaping: A large oak tree branch adjacent to the front exit gate arm is dead and may need to be cut down prior to it falling.



15. Landscape Lighting: No issues observed this month.

16. Irrigation System: No issues observed this month.

17. Golf Carts: No issues or concerns observed this month.

18. Residential Complaints/Concerns: No complaints or concerns received this month.

19. Non CDD Issues Observed:

- a. Multiple large oak tree branches on the County property outside the community have fallen and are just lying in the grassy area along the white fences. Michelle, if you haven't already done so please contact the County and see if they can remove the branches.



- b. The company that was replacing the powerline poles in front of the community should be contacted to see when they'll be replacing the sod that they damaged.



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 checked="" type="checkbox"/> Coots | <input type="checkbox"/> Gallinules |
| <input checked="" type="checkbox"/> Anhinga | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Osprey | <input checked="" type="checkbox"/> Ibis |
| <input type="checkbox"/> Woodstork | <input type="checkbox"/> Otters | <input type="checkbox"/> Alligators | <input type="checkbox"/> Snakes |
| <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species: | <u>Ducks</u> | |

21. Completed Events in February:

- a. Michelle - Report all lake issues to Lake & Wetlands. [Task completed and treatment was conducted on 1/27/16.](#)
- b. Michelle – Have the piece of plywood replaced on the pavilion closest to the lodge. [In the process of being replaced.](#)

22. Follow up & Upcoming events for March:

- a. Michelle - Report all lake issues to Lake & Wetlands.
- b. Michelle – Adjust the DVR time at the front entrance.
- c. Chris – Conduct DO test.

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)
- c. Replace the dead batteries for the emergency lights in the library. (December 2015)

Medium Priority Items

- a. Organize all of the tools in the garage. (November 2015) [In progress.](#)
- b. Pressure clean the walls at the front entrance. (December 2015)
- c. Replace the pipe insulation for the lodge's a/c units. (December 2015)
- d. Remove the thick cobwebs from the pavilion closest to the lodge parking lot. (December 2015)
- e. Place sod around the small catch basin in front of 1384 Red Oak Lane. (January 2016)

- f. Remove the cobwebs from the lodge entrance including the car port. (January 2016)
- g. Sports Bar: Replace burnt out light bulb. (February 2016)
- h. Sports Bar: Replace 2 dead batteries in the safety lights. (February 2016)
- i. Sports Bar: Replace the broken plate for the cable box near the television. (February 2016)
- j. Lodge: Two chandelier light bulbs need to be replaced. (February 2016)
- k. Lodge: One regular light bulb needs to be replaced. (February 2016)
- l. Guard House: Pressure wash the roof. (February 2016)
- m. Pick up the leaves within the gutters along the guard house and then pressure wash the concrete. (February 2016)
- n. Remove the green algae from the front entrance gate arms. (February 2016)

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) [Exterior still needs to be cleaned.](#)
- b. Put away the post with the reflector if it's no longer in use. (December 2015)

22. Punch List Items Completed this Month:

- a. Fill in the pothole in front of 1568 Red Oak Lane with asphalt patch. (January 2016)

