

MANAGER'S REPORT

April 25, 2016

- A. **COMPLETED ROOF REPAIRS:** All roof repairs on the property have been completed. The ceiling repairs in the fitness center from one of the leaks has also been completed. We will continue our preventative maintenance program and check all attics after any hard storm event.
- B. **BUILDING CATWALK AND STAIRWELL PAINTING:** Maintenance has done an excellent job with the building stairwell and catwalk painting. They will complete the last building and the entire project by April 29th, 2016.
- C. **LANDSCAPE PLANTINGS AND IMPROVEMENTS:** To date all landscape lighting has been converted to LED lighting to a soft white. Landscape improvements and planting continue to be a priority on the property. The landscape company also just completed trimming on the property and the clear out of the mitigation area behind buildings #3 and #4. We also wanted to mention the grass around the pond. We did have an issue with chinch bugs in the grasses. The fertilization and pest control company had to treat these areas in order to control the issue. This left the grass edges looking brown. They have since completed a fertilization treatment to bring the grass back. This improvement does take a little time to process but we are starting to see a positive result and greener grass.
- D. **DUMPSTER REPLACEMENTS:** We are happy to report that we have a new dumpster at building #6. This particular dumpster was in bad shape and smelled horrible after a resident discarded fish parts in the dumpster. This owner was identified and sent a violation notice. We wanted to take this time to remind everyone to be courteous to your neighbors and not discard unauthorized items in the trash and recyclable bins. We continue to work with Waste Management to assess the conditions of the property dumpsters and replacing the ones in need.
- E. **PROPERTY SECURITY GATE ARM ENHANCEMENTS:** We were in need of replacement security gate arms for the entrance and exit for the community. We have installed new arms and these come equipped with a built in LED lighting strip for more visibility. They look great and add to the safety of our community.
- F. **PROPERTY PARKING AND PARKING UNDER THE PORTICO:** We are ending season and it was a busy one for the property. We experience several parking issues during this time period, as we also do and even after season we have some buildings that are full and parking is limited. We again wanted to remind residents that the guest spots are first come first served. We again ask for owner's cooperation to help resolve any issues. If you have multiple vehicles or if you will be gone for long periods of time and not using a vehicle please move the vehicle to an area that has ample parking. We also want to remind everyone that parking under the portico is not permitted. This area is limited to 15 minutes and is only for loading and unloading. We are seeing more and more people parking under the portico for long periods of time.