

## Caretakers Corner

Sept, 2017

Greetings to all LTRVP owners! What happened to summer? We all remember last winter far too well! We have seen temps in the high 20's already this September! Please turn off and unhook all outside water. Rick and I have been making extensive efforts to reduce unneeded problems and repairs.

SHARON STREET BETWEEN E AND F WILL BE CLOSED AT THE BRIDGE FOR REPAIR DURING THE FALL. We will be installing new culvert and concrete wing walls for longevity of the bridge. Some additional culvert on the ponds will also be replaced based upon time factors. The red bridge that floated and relocated on its own shall also be placed in a new location for better common area access.

We are removing dead and dying trees in the common area. At least a couple dozen will fall to the saw this fall (no pun intended). I am asking you to please observe and review the health and stability of the trees on your lot as they may become victim to the weather and snow to come. Since I have been your caretaker we have had damage from fallen trees. Toby Olson will be coming in to help with the high risk trimming and removal efforts. Please notify the board if you have such a tree or situation.

Changes have been made in the clubhouse at the request of you, the lot owners. As many may have observed the old broken spas have been removed. We will be closing the pool Nov. 1 for the winter, an action also at the voice of the lot owners. Remember there is a pool available at the Aquatic Center, located next to Kelly's Whitewater Park.

Repair of the street lights is on the agenda for the fall so you may see me in a scissor lift making short order of the malfunctioning lights. (That pun was intended.)

During the summer we had to make a major repair of the irrigation pump, controller and power supply, thus for several weeks we experienced some dry spots on the lawn.

Just a reminder: It is better for the health of our sewer to run water through your drain (at least 5 gallons) if you are going to leave for more than a day or two. The RV plumbing is very restrictive and the sewer elevation in some spots is better than others. This especially applies to winter use! Also this last summer the lift station pump had sucked up a diaper and seized. Lift station repairs can be costly. Please do not put anything other than toilet paper in the toilet anywhere in the park. Thank you!

In closing I urge you to watch the web page for snow pictures and update. Please have your current phone number with Riverside Management. A substantial change in the snow load can happen in short order, causing excess load and ice dam. In the past the board has allowed me

to clear the hard snow and ice from in front of your lot (not *in* the lots). If you phone me and leave a message I will make every attempt to make a parking spot in front of your lot for you so that parking does not restrict Fire and EMS access.

We appreciate all your kind words and support, Rick and I work hard to make LTRVP an enjoyable, clean and fun park.

Yours truly

LTRVP Caretaker

Bill