

Manager's Report

4/20/2017

Water Valves: The maintenance staff along with Neil flushed and exercised the valves earlier this month. This process had done been done for a while but should be done every 2 or 3 years. They did find a few valves that needed to be replaced and that work will take place during the summer months.

Water Plant: We had one of the High Service Pumps go out, we currently operating on the other 2 pumps while we wait on a new pump to arrive (a week or two).

Lift Station: The front lift station continues to clog about 2 times a week, so earlier this week both pumps clogged setting off the alarm. Novak suggested that we try a different kind of pump up there (we had a grinder pump), the vortex pump was installed on Monday afternoon. I have not been told of any issue, but it has only been a few days. We are keeping our fingers crossed.

Lighting: A few months ago we received a letter asking for lighting on the walkway near the parking lot coming out from the poker room. After a few different meetings a few samples of lighting we have picked out a fixture. We have installed the solar lighting and everyone seems to be pleased with additional lighting.

Some of the shuffleboard lighting was out and /or the fixtures are broke. Don and myself are working on getting additional quotes so we can make the best choice for replacing/upgrading of light fixtures on the shuffleboard courts.

West Bay Landscaping: We still get a handful of complaints on a weekly basis, I have gone over our contract with WestBay and I have highlighted the areas that we get the most complaints from. I have forwarded to the onsite supervisor and his supervisors, to ask why these areas are hard for their crews to follow from week to week. I also meet with the on site supervisor weekly, I have suggested that they meet with me before they leave property instead of when they arrive. Hopefully we get these items settled in the next few weeks or the Board and myself will have to reevaluate.

Front Gate: Last Thursday we had a power surge here at King's Gate, it fried one of the boards in the keypad. CIAaccess was out on Tuesday but had to order the part from California, it should be installed today.

Honore Gate: Also in this power surge, the gate computer in the office was knocked out of service. When we got back on line we still could not communicate with the Honore Gate. CIA was here Wednesday and the computer can now communicate with the Honore Gate but not the Front Gate. We will continue to work on both issues with CIA.

Trees/Weeds: Usually this becomes a problem during our rainy season but I have noticed already this spring some Units need their trees and shrubs trimmed and the beds weeded now. Clean Cut will be in here the beginning of next month so please look at your trees and sign up before May 5th so you don't get a violation letter this summer.

Update on Unit #126: We are still working closely with our attorney to make sure that Unit 126 is not a nuisance to the community.

Reminder: With the season coming to an end and a lot of you heading North please do a few things. First please check out at the office so we know to change your mailing address, we will have mailings over the summer and we don't want any delays. Arrange for power washing of your house, have a weed person and someone to check on your house & make sure all the lawn furniture, yard décor is put away properly.