

Manager's Report

July 5 through September 1, 2012

Another hot and dry period again this period! Like most summers, the crew spent the majority of June & July maintaining the complex for the summer vacationers and weekender's; keeping the sprinkler system irrigating, mowing/weed eating, dock cleaning, the water and wastewater plants functioning, the gardens and shrubs trimmed and fertilized, the pool and TV system operational.

Some of the specific items completed this period were: total exterior tank and piping cleaning and painting of our wastewater treatment plant, including sludge return timer replacements (2), replacement of one sludge return pump and the lab building exhaust fan replacement. DEQ has notified us that the paper work for our "Application for Renewal, Permit to Discharge OPDEA No. OK0021458 has been received, reviewed and deemed administratively complete. Our facility was inspected in August and our legal notices were published in July for this 5 year permit which is scheduled to expire on Feb. 28, 2013. The water treatment plant produced approx. 100,000 GPD, primarily for irrigation throughout the complex this period. The variable frequency drive unit which controls the 15 H.P. primary distribution suffered extensive damage after REC replaced one of the 3 line voltage transformers next to the office. The manufacturer indicated that it would be cost effective to simply replace the entire unit especially since parts were probably too expensive to buy and difficult to find. While this was being done, we installed a 5 HP backup pump and motor and went ahead and replaced the 15 HP pump and motor since it was making intermittent thrust bearing noise all summer long and was over 10 years old. REC of course washed their hands of any blame for the coincidental VFD loss, which was to be expected. All of the pumps and motors were purchased earlier in the summer to have on hand for emergencies. The \$5k drive expense may need to be funded with money from next year's assessment project, dependent on final "end of year" expenditure totals.

Numerous underground sprinkler system related pipe breaks were discovered and repaired, as well as potable water line breaks near the entryway feeding the manager's office and below condo 12 (required extensive flood remediation efforts).

Extensive carpentry efforts were done at the following condo's as noted: Condo 5-bad decking (208 L.F.), structural wall repairs to the main level lakeside and lower level exterior closet, baluster replacements (34 each), entryway rafter(s) and support beam replacements, siding (2), bldg.. trim and joist replacements; condo 6: total north side patio replacement, including hand railing, bldg.. siding replacements, joists, trim and privacy fence repairs; condo 7: total north side patio replacement; condo 8: deck post, balusters, trim, decking (96') and fascia trim; condo 15: structural post and beam replacements beneath the main level lakeside deck (including deck leveling), stairway and landing replacements (3 sets) from the entry porch to the lower level deck, balusters (27) and hand railing. A family of raccoons was discovered beneath the lower level stairway inside condo 69 which necessitated trapping and relocation, and follow up sealing of the area to prevent future ingress. A pair of rotted exterior closet doors was replaced at condo 35. Cable TV signal improvements were made at units 28, 40

and 51 including replacing the signal amplifier beneath condo 28 and repairing an old “main line” cable splice made along the north dock parking lot.

Miscellaneous tidbits: A large dead oak tree south of the pool was cut down and removed as well as low and sucker limbs from trees throughout the complex. Approx. 130’ of 2”pronella rope was replaced around the tennis courts as well as 25’ north of units 26/27. Four rope posts were replaced near units 6/7, 26/27 (2 each) and 31 as well bad wall ties in the drive west of unit 39 and hillside garden west of unit 31. Two tires on the work truck were replaced this period.

We received a bid to replace the existing railroad tie wall along the edge of the parking lot west of units 11-14 from a local concrete contractor for \$6,400. The short wall will include a sloped curb on top and installation of 2 sets of concrete steps along the same. This is an option better to control the rain fall runoff from the hillside and parking lot which has contributed to lower level flooding in units 12 and 13 over the last several years. This project was funded with money from last year’s assessment projects.

We have begun painting the last building; units 5-8 this period, with most of the efforts focused on unit 5. The carpentry repairs and painting are currently being worked together, with completion scheduled for late September.

Next period will be focused on refurbishing and painting units 5-8, installation of a new sprinkler supply line along the south side of units 1-4 to replace the underground pipe break discovered beneath the footing of unit 1 this period. We also plan to over seed the Bermuda sod installed south of units 16-29, apply fertilizer and pre-emergence and begin repairing eroded and unfinished turf areas throughout the complex (34-36 south, north dock hillside and south of units 61-67). Fifteen percent of the south dock roof support poles and lights were cleaned last period and will be continued through this period, as well as nick and scratch priming and preparation for touchup (all docks). It is time to carefully inspect and complete our Fall preventive maintenance on all sloped and flat roofs prior to the winter months as well.