

Manager's Recap for the Month of March 2023

- The weekend of February 25th, we had a breaker in our office trip which caused the fob system, phones, internet and TV's to go down. Floor plug in office had condensation in it which caused the outlet to short out. We have corrected the issue and everything was back up and working the following Monday.
- Section 25/26 gate entrance stilling functioning well.
- Replaced 12 path lights with LED and ordered 4 more which have been installed. These are like the MUD ones since ours are no longer available.
- Have 9 Clubhouse rentals booked for the month of March and 10 for April.

Deed Restriction drive of the community:	March 2023
This Month: Trash Cans	157
Trailers/Campers/RV	7
Tree Swings	8
ARC APP	22
Denied ARC APP	2
Certified Letters	1
Attorney	4
Lack of Landscaping/Yards	22
Debris	5
Fences	11
Basketball Goals	3
Xmas decorations	13
Roof	3
Inoperable Vehicles	2
Garage Painting	3

- **MAILED APPROXIAMTELY 108 VIOLATION LETTERS THIS MONTH Up from 65**
- Reached out to another provider for the (2) generators but they consider us commercial and would not quote. Also emailed another vendor and am waiting on reply. Still no reply.
- Met with Blue Water to quote on staffing and maintenance of pools. Seemed excited but did not receive a proposal.
- Met with Fencekeeper to assess the fences that need to be stained and maintenance product for the posts of the sports field fencing.
- The slides at the Recreational Pool have been re-chalked and waxed and polished for the upcoming season. First time for this maintenance to be done on the slides since they were installed in 2018.
- Sent out 455 Certified Letter on accounts that had not been paid or who had not set up a payment plan. Receiving many calls from residents who only paid \$800 instead of \$850 and want the certified letter charge waived from their bills.
- During Spring Break someone removed the wall stopper from behind the door in the men's restroom and tried flushing it down the toilet. That didn't work and the plumber had to remove the toilet to find the piece. May stop up again due to only being able to retrieve part of the piece.
- Continue to have underage kids trying to come into the gym. Yesterday I had to ask 3 boys (10-12) to leave.
- Ordered gate repair at Competition Pool due to side pole pulling away from wall. Will have ready by the time the pool opens.
- One of the pickets for the fence at the Recreational Pool was compromised to allow access to the pool. Will replace.

- Weekend of March 18-19 a breaker for the lights in the weight room tripped. On Monday morning resident stated lights not on. Someone must have overloaded the circuit and caused breaker to trip. All up and running.
- The Clubhouse & Community Center buildings roofs will be addressed based on the inspection that was done last year. This work should start soon.
- Requested by member of Amenities committee to readdress Swim at your own risk at the Competition Pool. Reached out to our insurance company. Louis will read their response....

The following came in after the Agenda written which I would like to add:

- **Section 25/26 Fountain Replacement Quote**