

June 2018 Manager's Report

Repairs

Frank's Home Improvements started siding work at unit 259 the week of 6/18. Work is expected to take up to a week. Following this repair, Frank's will be working at units 353-351.

Miller Roofing is currently working in Phase II. Building 491-501 is almost completed. Work is expected to continue into mid-July in this area.

Labriola Landscaping was awarded bids for wall repairs at 369, 553 and Martling Ave. sections. Drainage work at unit 425 and common area step replacement at walkway between 300 and 400 sections. Work is scheduled to begin on or about July 1.

Yonkers Paving completed paving work near units 415-425 on June 14. Yonkers will be starting work on the water/sewer pits later this summer.

Staining/Painting bids are being sought out for the deck work at units 183-185, 195-197 and other areas on the property that need attention.

Crew

New crew member Eury Ferreras started work on June 12.

Grounds

Labriola will be removing several dead trees on the property in early July. All tree removals have approved permits from the village.

Due to the water restrictions, summer plantings have been put on hold until the fall. Residents are allowed to water gardens and flower pots during this time.

All shrubs and ornamentals will be pruned off of walkways and railings this summer. Both Labriola and our own crew will be working on this over the next 2 months.

Residents should be aware that hoses must be coiled and kept near the hose spigot when not in use. Hoses left out on the grounds and over walkways create a safety hazard. Please be courteous and put hoses away after use.

Pool

Outdoor pool area was cleaned by the crew on June 27. Concrete deck caulking is in progress. This work is being done in compliance with Health Dept. code.

Indoor pool will need a pre-operational inspection. Costs for correcting code violations are still approximately \$10,000.

Sales/ Rentals

Unit 367 rented for \$3,500 per month. The unit is a three bedroom duplex.

Unit 411 sold for \$509,000. The unit is a two bedroom lower simplex with den and garage.