

May 2017 Manager's Report

Repairs

Miller Roofing has completed work on units 451-453, 535-539 and the maintenance shop. They are currently working on unit 557 (house), and will be moving to units 467-477 in June.

Yonkers Paving was awarded the bids for: 349 patio replacement; walkway repairs at units 317,325,405,473,475,483, clubhouse ramp and retaining wall behind unit 243.

Waiting on start date from Labriola for garage apron/drain repairs at units 531-533.

Engineering

H2M Engineering was awarded the design work for the church drain repair. Contract pending.

Gibbons Engineering will be providing a proposal for the deck replacement work at units 183-185 and 195-197.

Grounds

Labriola Landscaping planted annuals in the entranceways.

Tree spraying and lawn fertilization applications were applied on May 10, 11, 18 and 19.

Pools

Outdoor pool was inspected by the Health Department on May 15, where new violations were cited that were not brought up at last year's inspection. A follow up inspection was conducted on May 23, where we were given permission to operate. A final inspection is scheduled for early June.

5' clearance code is in effect for the outdoor pool. County Health code states no chairs or obstructions are permitted in this zone. The pool deck is marked with a painted blue line.

Indoor pool was closed for the season on May 26. The pool is being drained before we can make decision on pool surface repair.

Sales/ Rentals

Unit 465 sold for \$483,000. The unit is a two bedroom lower simplex, with garage.