

April Property Manager Report

From Property Manager John Doehrman:

- **Gardens at the Villa-** We are still on target for a May opening of the gardens; we have been slowed by the constant rain but continue to push forward for completion. There will be more communication as we get closer.
- **Muskrat Reporting-** Having a new contractor our muskrat hunt goes on all year on all ponds based on sightings. If you spot a muskrat on any pond, please report it to Brad or I and the trapper will come out and work the pond where the spotting was observed.
- **Landscape Update-** For those pesky dandelions the first chemical treatment was applied this week and we should start seeing those wilt away in the next several days as the applications are completed. All mulch applications should be completed by the end of the week for all homes.
- **Outdoor Pool- Pyle's Pools will be working on getting the outdoor pool ready for the season over the next weeks and will open after we have several days over 70 degrees or by Memorial day at the latest.**
- **Pond Shoreline-** We will be repairing shorelines from muskrat damage beginning the end of May or the first of June. We will take advantage of the prime growing season to make the needed repairs.
- **Good Friday Holiday-**The Chateau will be open regular hours on Good Friday but the Management staff will be off in observance of the day. Remember the Chateau will be closed on Easter Sunday.
- **Irrigation-** We are working on the irrigation start-up, you will notice your sprinklers coming on and off over the next couple of weeks as we make repairs, set the clocks and test the system.
- **Architectural Reviews-** With all the spring and summer projects coming up, I want to remind you to turn in your approval forms with any needed supporting documentation that is listed on the application. These can be found on the website or at the front desk of the Chateau.
- **Villa update-** I'm sure everyone has noticed the progress on the Villa; much hard work has been invested by the Management Team and the Advisory Committee to ensure the results are the desires of the Britton Falls Homeowners. Great progress!
- **Bike Rack-** You will see a new bike rack installed in front of the Chateau in the next week. The concrete has been poured and is awaiting installation of the rack.
- **Tennis Court Drinking Fountain-** The installation of the new drinking fountain at the tennis court is planned to happen with our plumber over the next couple of weeks as weather permits.
- **Chateau Spot Light-** A new spot light is scheduled to be installed at the front of the Chateau over the next few weeks to highlight the far right gable as you view the building.