

February 2017 Property Manager Report

1. Much of the updating to the indoor pool and pool area has been completed. This would include the following:
 - a. Removing the old curtains
 - b. Sanding, priming and painting all the ceiling, grid work, walls, HAVC duct work
 - c. Painting all the speaker holders and screens
 - d. Acid washing all the floor tile, swimming pool, hot tub, and lane dividers
 - e. Replacing one of the lane dividers, with new one
 - f. Cleaning and polishing all the stainless steel around pool
 - g. All windows and doors cleaned inside and out.
 - h. Light fixtures cleaned
 - i. Storage closet cleaned and new shelves installed

Thank you for your patience as we work to provide an improved experience for you as you to use the pool area or even just to show off to your family and friends.

2. Here are the items we are working on in the pool area that will be changing in the near future.
 - a. Some windows will be tinted to help control the heat as well as the sunshine, this will be done as the temperatures rise to ensure a good adhesion.
 - b. Shades on specified windows to block the sunshine during exercise and volleyball are being priced ASAP and considered for purchase.
3. Pandora service is being restored to the Chateau, a new receiver has been installed and will be in service soon.
4. Gardens are being installed as part of the Villa project, the intent is to have the area ready for use by April/May. This is subject to no unforeseen conflicts.
5. Sidewalk and handicap ramps are being repaired throughout the community. You will see repairs of "trip hazard" walks and handicap ramps as the weather allow.
6. As we proceed with the Villa we will be replacing the door access system in the Chateau to be compatible with the Villa. This means that all homeowners will be receiving new access cards in the near future. Watch for updates.
7. We will be starting our first phase of converting the Chateau lighting to LED in March. You will see the lights in the high ceiling being converted first.
8. Muskrats update. We currently have Critter Control still monitoring and trapping in the ponds. Brad has obtained additional traps to help expedite their removal. Pond banks damaged by the muskrats will be addressed in the spring.
9. New projects coming to the Chateau include the Tennis and Bocce Ball court water fountain, additional bike rack installed in the front of the Chateau.
10. Landscape season is going to be among us very quickly. You will see communication in the next two weeks on the landscaping schedule and new and exciting news.
11. The HOA annual meeting is scheduled for the 28 of February at Hamilton Southeastern High School. Be sure to RSVP on the invitation that you received or on the calendar under events on the portal.