

January Property Manager Report

1. Work orders for the month of December totaled 9; here is the breakdown of the requests: Irrigation 0; Grounds/Landscaping 5; General Repair/Chateau 2; Pulte Customer Care 1; Signing/construction 1.
2. A hired Structural Engineer has completed the evaluation of the Chateau, his evaluation, review and follow has been placed in the document section of the Britton Falls Website. You will also find in the same location a recap of the pond depths by pond with a location map.
3. Now that we are in January we need to be aware of the snow removal guidelines and equipment placement. Hittles has agreed to bring in snow equipment no sooner than 24(48 on a weekend) hours before a predicted snow or ice event and will have it removed within 24 hours after a snow event from the Chateau parking lot.
4. The pool area will close at 4:00 pm. on January the 13th. For a refresher of the entire pool area. Included in the refresher will be painting, cleaning and mechanical repairs and adjustments that are all part of the process. Pool will be closed for the duration of the upgrade.
5. Wall paper has been removed from the hallways and replaced with a fresh coat of paint that brightens up the entire Chateau
6. Coupon Books were sent out to the community, communication was sent to any homeowners that had their book returned. If you have any questions feel free to contact me.
7. Working to get a date firmed up for the annual meeting at HSE High School should be around the third week of February. Communication will be sent to each home when the final date is established.
8. Just a reminder that we do have a Handicap/Family restroom at the end of the hallway just before the entrance to the pool area that offers increased privacy.
9. The Villa is coming along nicely, thank you to Jim Miles and his team for working with Pulte to ensure the homeowners has a facility that is enjoyed by all.

Thanks,

John Doehrman