

July Property Manager Report

Villa

The Villa continues to move along; we still anticipate a first week of September opening. Some of the items we continue to work on are phone lines, security and fire alarm systems, door access and AV systems just to name some of the key items.

Trees

You may notice that we have trees in the common area that has died or been damaged in the recent storms we have had. Trees in the common areas that need replaced are being reviewed and replacements will happen no later than this fall.

Grass

Common Area grass that needs to be reseeded has been/ is being address for action to be taken this fall. Some areas are still the responsibility of Pulte and the HOA will be addressing the finished areas throughout the community. There will be more communication about this as areas completion moves forward.

Pond bank repair from muskrat damage is still on track for repair as the weather permits. Continue to report any muskrat sightings to Brad or me as they occur.

Pool Area

The sunshade for use during activities in the indoor pool area has been completed and is being readied to hang for use as needed. The lights in the pool area that need cleaned or replaced is being addressed. The new clock has a thermometer as well as showing the humidity level.

Chateau Update

The carpets in the entire chateau including the ballroom have been professionally cleaned this past week, as well as the tile in the men's and women's locker rooms. Windows for the entire building are now being washed quarterly.

Work orders Thank you for your communication on issues you requested for repair, we have processed over 100 work orders this past month. I encourage you to continue to communicate to us any service issues that needs addressed.

Waterfalls

As I'm sure you noticed we have an issue with the waterfall volume. We have a new pump on order and will install upon arrival. The falls will be shut down during this time; we will keep you updated during this time.

Pool safety

I have had some homeowners ask why we close the indoor pool during inclement weather.

Indoor/Outdoor Swimming Pool Safety

Lightning's behavior is random and unpredictable. We recommend a very conservative attitude towards it. Preparedness and quick responses are the best defenses towards the lightning hazard.

Swimming pools are connected to a much larger surface area via underground water pipes, gas lines, electric and telephone wiring, etc. Lightning strikes to the ground anywhere on this metallic network may induce shocks elsewhere.

The National Lightning Safety Institute recommends the following swimming pool safety procedures:

1. Designate a responsible person as the weather safety lookout. That person should keep an eye on the weather. Use a "weather radio" or the Weather Channel or other TV program to obtain good localized advanced weather information.
2. When thunder and/or lightning are first noticed, use the Flash-To-Bang (F-B) method to determine its' rough distance and speed. This technique measures the time from seeing lightning to hearing associated thunder. For each five seconds from F-B, lightning is one mile away. Thus, a F-B of 10 = 2 miles; 15 = 3 miles; 20 = 4 miles; etc. At a F-B count of thirty, the pool should be evacuated. People should be directed to safe shelter nearby.
3. Pool activities should remain suspended until thirty minutes after the last thunder is heard. The distance from Strike A to Strike B to Strike C can be some 5-8 miles away. And it can strike much farther away. Why take a chance with lightning

Thank you,

John Doehrman