

June Property Manager Report

Works in progress

1. Work orders, the month of May was a total of 48, and June to date has been 63, most work orders for the month of June were irrigation or tree related. I am working with Michael Moore as he develops visual training and making the process more uniform.
2. Contractor has been contacted to make repair on NW corner of the fence on the tennis courts, have a pole that needs repair. It has separated from the holders.
3. Repairs and corrections for water drainage for the tennis courts, walking path, and pond next to the parking lot could start as early as next week. Work is scheduled to be completed by Pulte Vendor Velinti-Held.
4. The street light pole at Del Webb Parkway at the entrance to the Chateau is showing as being shipped, it will be installed immediately upon arrival.
5. Mulching of homes has been completed and the common areas should be completed this weekend.
6. Many of the dead trees along the brim along Atlantic Road and Del Webb Parkway have been replaced, a shipment of trees is expected next week to continue the process.
7. Joel Wilcox (our College Student) is currently working on maintenance items at the Chateau as well as completing 40-50 irrigation repairs per week.
8. The two fountains out on the back pond behind Haywood Street, has been identified and back in service with in the next 7-10 days.
9. We continue to work with our cleaning crew to improve the finished product as well as consistency, although we have had small improvements we continue to strive for greater results on a consistent basis.
10. The water spigot and drinking area is not the finished product, we have additional work to do that you will see in the next two weeks.
11. Investigation of water pressure for the water falls is still ongoing.
12. Change out of Chateau lighting to LED is being completed as operating funding allows.
13. Continue to work with Lee to develop a solution to the location of the snow removal equipment for the winter season to keep the parking lot unobstructed for the busy Holiday Season.
14. New Bank, and Homeowner follow up. I will communicate dates and requirements as I receive additional information.

Communication with the Homeowners

1. Please see the information I sent out today, I included a listing of next week's topics. Additional recommendations will always be appreciated.
2. The sales of KNOX BOXES have slowed down, I am going to communicate with the company to get marketing material to promote the new residential items.

Follow ups and Thank You

1. Thank you to Brad DeReamer for all his efforts to communicate with the local Cable companies, as a result homeowners no longer have to look at the unsightly cable lines reaching for the sky. The two block long phone cable running along the walking path behind Malbec Street, creating a hazard for all who passed by has been eliminated by the efforts of Mr. DeReamer.