

October Property Manager Report

Works in progress

1. Work orders for the month of September totaled 34, here is the breakdown of the requests: Irrigation 13; Grounds/Landscaping 18; General Repair/Chateau 2; Pulte Customer Care 0.
2. We are currently doing people counts in the pool area to monitor participation; this is done every thirty minutes from open to close as well as doing total Chateau counts at 6:30, 7:30, and 8:30 pm. daily. See attached data.
3. A hired Structural Engineer has completed the evaluation of the Chateau, including the tennis courts. His written evaluation will be complete two weeks. The findings will be presented for our review and follow up.
4. Ponds have been mapped for depth in three locations and will be compared to original specifications to evaluate how much silt is flowing into the ponds, during construction etc.; we will share that data as soon as it is available.
5. Creating a list of line items from the governing documents to recommend to the AC for permanent change. These would include items that are outdated, not applicable, not monitor able or is not Homeowner friendly. I have started this ongoing list and communicate to Jim Miles during our Thursday meetings.
6. All fountains will begin to be removed the last week of October for the season.
7. Irrigation is now running only in "new sod" areas for the remainder of the season.
8. We will have the parking lot crack sealed again this year as well as restriped, this will be scheduled for October.
9. Repairs and corrections for water drainage for the tennis courts walking path, and pond next to the parking lot has been completed. Work to drain water away from the walking path has been completed and will now provide an improved, safer path for all to enjoy.
10. 55 sections of sidewalk have been leveled to eliminate slope and uneven sections, including at the entrance to the Chateau. This was completed last week.
11. Requests to submit bids for the 2017 season in Landscaping, fountains and pond maintenance is ongoing. Larry Amick has been a part of this process and will continue to be a valuable part of this through completion.
12. The hardwood floor has begun to buckle and needs to be inspected and repaired; this will require some schedule modifications. I will keep you updated as we have more information.
13. We now have had bids submitted for adding solar tinting to the pool room and billiards room, I will update you as we get approvals and vendors are chosen.

14. Bids are now being submitted for painting the indoor pool area, this is a process that will be submitted for approval, and scheduled during the lower usage time.
15. We had a large amount of common area trees replaced this week, there will be several more replaced in the following weeks.
16. Our contracted mowing ends next week, if the weather continues to promote turf growth we will have to add additional cuts.
17. Fall cleanup will be delayed until we get a good solid frost or leaves begin to drop. We will keep you updated on the timing.
18. As we work through the fall pruning process, many compliments have been given to the work the Hittle team has done, thanks for the recognition.
19. The grass in the utility area in the front yards, with an exception of a few types will be cut back in the spring.
20. All of the aluminum outdoor pool furniture will be picked up and stored by Pyle Pools by November 1st. and stored for the winter.