

October Property Manager Report

Villa Acoustics

We are aware the acoustics in the Villa are in need of improvement. We are talking to vendors to better understand what it will take to fix the sound issues and we are getting quotes to complete the project.

Emergency Call Boxes

Located in the building are 911 emergency call boxes that will contact the 911 operator.

Please follow the steps below to use in case of an emergency:

- Push and hold call box button for 2 seconds and release
- Wait for 911 operator to answer
- Clearly convey the emergency
- Ensure the correct address of 13079 Del Webb Parkway is confirmed.

Sidewalks

Effective October 1st. The HOA has become responsible for the sidewalks that are in the City right of way in front of the homeowner residences. If you have a sidewalk issue in front of your home that has not been identified with orange paint, please let me know by the end of the month. Send to me at JMD@Communityms.net, include if it is a broken/damaged or a sinking/raised issue.

Remember this does not include your sidewalks from your front door to the driveway or the driveway itself.

New key card entry system

The new key card entry system is now in place at the new Villa, the system will be installed at the Chateau over the next two weeks. Distribution of the new key cards will happen by the end of the month. We will communicate all the details of the key distribution to you!

Mold/Algae on Siding

This past week I sent communication about the mold/algae on the north side of many homes in Britton Falls, with solutions to clean and eliminate this problem. Homeowners have contacted me to provide the products they have used successfully to combat this issue.

Wet and Forget used in garden sprayer Ace Hardware

Mr. Clean House Cleaner Garden Hose Menards

EZ Home Wash by Home Armor Garden Hose Home Depot

If you have any other products, let me know and I will get out to the community.

Outdoor Pool

The outdoor pool is now closed for the season; we hope you enjoyed using the pool this summer.

Irrigation

The irrigation system will be on until the weather breaks or November 1st.

Seeding

During the month of October Hittles will be seeding common areas of concern that include:

Swales, Green Space, Ponds and areas of individual turf needs/ if you have needs that have not been communicated to Brad Bryant do so now at bjb@communityms.net

Fountains

Fountains will remain in the ponds until late October weather permitting.

Landscape Schedule

Fall Clean-up of the landscape beds will take place mid November. Next chemical treatment will take place mid October, more communication will be forth coming.

Have a great weekend!

Thank you,

John Doehrman