

September Property Manager Report

Works in progress

1. Work orders for the month of August totaled 88, here is the breakdown of the requests: Irrigation 61; Grounds/Landscaping 18; General Repair/Chateau 7 ; Pulte Customer Care 1.
2. We have completed this segment of the 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 started the evaluation of the Chateau on Tuesday 9/13. His study will be complete by the middle of next week. A written recap of his findings will be presented for our review and follow up.
4. Ponds will be mapped for depth in three locations and 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. This is scheduled for October week one.
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 These would include items that are outdated, not applicable, not monitor able or is not Homeowner friendly.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. Algae continues to be a challenge, we remain on the treatment program and monitor the ponds regularly. I have included a sheet that explains algae to help you better understand the challenge.
7. All fountains are in working order as of now, please do not attempt to turn any fountain on or off, contact Brad or myself for any fountain follow up.
8. All signing deficiencies have been fixed or corrected, Barbara Way is now the entrance street off of 126th. Stop signs, have been straightened, and all street name signs are hanging straight.
9. A meeting with Lynne Flynn, Larry Amick, Michael Moore, Lee Clouse and myself was held at CMS to make needed changes to Caliber categories, and discuss other changes that will make the program more effective and user friendly. Results will be discussed in the future.
10. Brad Bryant is working with Hittle to keep as much of the common area irrigation repaired and functioning as possible with water lines being damaged in the new pond area and Cyntheanne Road widening project and 126th street gas line installation.

11. We will have the parking lot crack sealed again this year as well as restriped, this will be scheduled for October.
12. 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 under the walking path is the final step in this process and is scheduled within the next two weeks.
13. 55 sections of sidewalk has been scheduled to be leveled to eliminate slope and uneven sections, including at the entrance to the Chateau. Tentative date: 10/4 & 5.
14. 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.
15. Bids are being submitted to get the slope corrected on the tennis courts to allow for proper drainage.
16. Positive comments seem to be the order for the new furniture in the Sun Room, Glass tops and covers for the tables when extension are open have been ordered. The cushions for the puzzle area are also being recovered with matching fabric to the new Library chairs.

INDOOR/OUTDOOR POOL COUNT SUMMARY.

Date	W/E 7/21	W/E 7/28	W/E 8/4	W/E 8/11	W/E 8/13	Overall
Time	Total Average	Total Average	Total Average	Total Average	Total Average	Total Average
6:00 a.m.						
6:30						
7:00						
7:30						
8:00	2	1	1	1	1	1
8:30	3	3	2	2	2	2
9:00	4	5	5	2	2	3
9:30	6	4	4	3	2	4
10:00	8	5	5	3	4	5
10:30	7	4	5	4	5	5
11:00	7	5	5	4	5	5
11:30	7	7	7	8	7	7
12:00 p.m.	4	7	5	8	4	6
12:30	5	6	6	7	4	6
1:00	6	6	4	3	1	4
1:30	7	8	5	6	2	6
2:00	14	11	7	6	5	9
2:30	13	10	9	8	8	10
3:00	10	11	12	8	6	9
3:30	20	13	14	10	7	13
4:00	18	15	10	7	3	11
4:30	12	12	8	5	2	8
5:00	6	7	6	4	1	5
5:30	3	3	3	3	3	3
6:00	4	4	4	4	9	5
6:30	3	4	3	3	11	5
7:00	2	4	3	4	10	5
7:30	2	6	3	3	6	4
8:00	1	1	1	0	1	1

Chateau Daily Resident Count

Date	6:30pm	7:30pm	8:30pm
Mon Aug 1	-	-	-
Tues Aug 2	16	51	44
Wed Aug 3	22	22	17
Thur Aug 4	43	31	2
Fri Aug 5	-	47	23
Sat Aug 6	44	-	-
Sun Aug 7	-	4	0
Mon Aug 8	50	52	16
Tues Aug 9	49	35	22
Wed Aug 10	74	67	21
Thur Aug 11	106	22	1
Fri Aug 12	34	30	7
Sat Aug 13	97	93	20
Sun Aug 14	53	48	6
Mon Aug 15	-	-	-
Tues Aug 16	17	9	8
Wed Aug 17	20	20	16
Thur Aug 18	44	36	24
Fri Aug 19	58	45	18
Sat Aug 20	-	-	-
Sun Aug 21	26	24	0
Mon Aug 22	84	66	32
Tues Aug 23	67	57	5
Wed Aug 24	31	27	23
Thur Aug 25	32	18	1
Fri Aug 26	22	25	13
Sat Aug 27	38	37	3
Sun Aug 28	-	-	-
Mon Aug 29	-	-	-
Tues Aug 30	18	20	10
Wed Aug 31	24	24	21
Thur Sept 1	40	45	15
Fri Sept 2	41	36	8
Sat Sept 3	8	4	0
Sun Sept 4	9	6	0
Mon Sept 5	8	9	0