

## March 26, 2017 MC HOA Report

1. **Work Orders are available in “What’s Happening at NP” and on the CH website. The MC is trying our best to respond back and notify you when the issue is completed. We appreciate your help making sure issues are identified and taken care of.**
2. Mike’s Painting is scheduled for 4/3/17 to start repairs to the stucco and Elastomeric. The project will last approximately 3 wks with cleanups before each weekend.
3. Star Paving is attentively scheduled for 4/23/17 or the week after, weather permitting. Sealcoating requires the temperature of the asphalt to be between 50 - 90 degrees for a 24 hour period. 3/16/17 at 1:19 PM, 91 degrees; at 7 AM 37 to 41 degrees.
4. We are trying to get Heads-up scheduled for the beginning of May or June to mow and spray weeds along the roads and path. ***If you prefer the landscapers not to mow along your property because you prefer to do it yourself, please set red flags out to indicate this area.***
5. The Direct TV was disconnected, and an antenna will be installed Friday.
6. Josh is pruning every Friday for Monday trash pickup.
7. Pool: We just received a renewal for our 2017 Swimming Pool Permit. There are at least 3 cracks by the ladders that need repair. We need to find a material with better adhesion. Also we need an accident log, and replace the First Aid Kit's expired contents, and our rescue signage needs to be up-to-date. The new automation is up and running great! Eric and Josh have been trained on daily and weekly readings, know the procedure for SST, Acid SST, Oxygenation SST, neutralizing, raising and lowering pH, enzymes to prevent stain and scale, Phosphate removal procedure, vacuuming and power washing. Entranosa switched aquifers. Presently the water has less Ca and 7.5 pH. Everyone needs to rinse off all soaps and lotion before entering either the pool or spa to prevent Phosphate build up which clog the filters and cause filter pressure to increase and GPM flow to decrease, besides leaving visible deposits and foamy water. **We really appreciate your cooperation.**
8. Union Jack gave us a quote of 40K to replace the KiTEC and repair drywall. Our options are: replace an area at a time; or purchase leak sensors and replace all the KiTEC in an area as leaks arise, The location of fittings are hard to determine within the walls. The Honeywell Lyric Wi-Fi Leak Sensors seems to be the most highly ranked. These can be mounted 1/4" or less from the floor and have a sensor on a 4' line making mounting in a prime location easier, about \$75 a pop.
9. Union Jack said the 70 gallon residential hot water tank is too small for the demand, the pressure tank on top of this is no good because it is full of water and too small for the 70 gal tank. It is only for 50 gal. It needs replacement with a larger one that matches the capacity of the hot water tanks. We could get a larger commercial tank or add a second tank.
10. Pond, stream, and fountains are up, running. The sump screen and pump filters were cleaned and they will be drained, cleaned and have an additive Ca removal. We were asked "Is there some sort of automatic shut-off timer that can be installed for the pond/fountains?" Yes. The patio fountain already has one, and Josh will get familiar with its operation. The waterfall and twinkle lights switches are presently located on the outside of the shed. We would like to move them to the inside of the shed and add a timer. This would prevent tampering by allowing access to only the wedding workers and maintenance people. The CH Manager and her assistant

could program an automatic turn off for twinkle lights, pond, and fountain during member events. This will conserve energy and wear and tear on the pumps. Alex feels this is not a high priority. The pool and spa have 3 continuous pumps and 2 jet pumps when in use, pond and fountain have 3 pumps when running. To run all pumps for one hour is roughly \$0.30.

11. A lock was installed on the parking lot timer box. Call for code if someone outside of the MC needs access.

**12. Please be gentle with the toilet handles; 6 have been replaced over the last 2 months at \$30 a pop.**

13. The MC has cut pool chemical expenses roughly by 30% by comparing suppliers.

14. We did not need to call to have the septic pumped last wedding season by adding enzymes to the septic weekly.

15. We want to thank everyone for their interest and ideas for the playground. Since it was really difficult to determine the path forward, we felt that it was very important to get an independent assessment. Last Wednesday 3/22/2017, the MC, FC and HOA had the playground inspected by Butch from PlaySafe, LLC [www.play-safe.com](http://www.play-safe.com). This is the same company that inspects APS playgrounds for safety. This was done to ascertain any code infractions and what repairs would need to be done to bring it into compliance and then to determine projected cost of these repairs. We will get the full report early this next week and will be able to make a determination on next steps. The initial feedback from the inspector during the inspection is that there are numerous issues and it may not be cost effective to make repairs. We will wait for the final report, but we need to prepare ourselves for that answer and what that means for our community. We also learned more about liability issues related to playgrounds and need to consider that as well. On a positive note, the inspector paid a complement to the creativity and workmanship of the playground.

16. Josh has been researching our wood rot problems and would like to have a Structural Engineer come and inspect: interior wood, exterior Bridge, Deck, Pergola and vigas for termites, beetles, strength, and rot. A Structural Engineer will be able to tell us what is required.

17. Josh is testing Penofin cleaner/brightener on wood. We already have Aspen Log Penofin, which from the website is deep-penetrating Brazilian Rosewood Oil to protect high altitudes with 99% UV protection in the toughest conditions. The typical lifespan is 9-24 months on horizontal surfaces and 2-5 years on vertical surfaces. There is also 10 year Penofin, but Aspen Log is made for logs and Josh agrees with using this. April suggested painting something more opaque for the most UV protection, but will concede to the less opaque wood protection if we are all in agreement that we can afford and will keep up with applying the Aspen Log Penofin on-time. Definitely add this to the maintenance calendar to at least inspect prior to the lower end of those ranges (9 months and 2 years).

18. Researching pond for possible safety issues, it may require a fence. Again, I am waiting a definitive answer on this. Anything shallower than 2' is insurable, but the pond is as much as 4'. Rishar assured me the entire perimeter of the CH is patrolled during weddings, but what about member events and day to day use?

19. Service Master Clean contract needs to be signed. Some feel we need to do the floors before the wedding season starts. Most on the MC recommends using the Rejuvenator on the wood and concrete; we are awaiting a quote from SMC. Some feel nothing is necessary.

20. MC needs scaffolding. It costs \$300 a week to rent OSHA certified from Frank's. We need it for: caulk gaps around vigas, in-house high dusting, ascertain model # on smoke beam detector for ordering and to possibly install new or to dismantle old and fix if possible.
21. The MC shopped for a MC computer. The MC is going digital on its charting, inventory work orders, procedures, MSDS, and ordering. Alex is giving a call to the neighborhood for a donation. Veronica picked a good new one for \$599.
22. In the near future, the CH paint will be touched-up.