

Manager's Report

October 15, 2008

1. One-half of the aerators on Lake 8 are out of service, due to a pump motor failure. Water Resources will replace the motor and check the rest of the system. The cost to replace the motor should be \$800 – \$900
2. The lakes are in good shape. We have had a little bit of red algae, most of which has been eradicated, the remaining amount is insignificant, and should provide food for the carp.
3. We have had 2 break-ins of autos left in driveways. Please remember to lock your car and take all valuables out of the car if you leave it in your driveway.
4. We have replaced a heat exchanger on the spa heater at the Recreation Center, and re-plumbed the spa at the Coves pool.
5. Painting of the fence on Lake 2 will commence tomorrow, the 16th. If you wish to have the fence between your property and your neighbor's property painted, please contact Irene Hart at the Management Office, and she will make sure that the painters are aware of the work to be done. The cost of painting the fences between properties is the responsibility of the homeowner. Once the painting is completed, the MO will send each homeowner an invoice for their share of the welding and the painting. The cost of the work is being shared between the homeowners and the Association.
6. There have been a number of major irrigation leaks on the property. If you see a leak, either call the Management Office and leave a message on line 13, or call the pager number, 623-465-3478. This will connect you to the pager, and allow us to alert the landscaper. The landscapers do no repair on the weekends or holidays, but will come in and shut off the water, and the repair will be made the first business day.
7. The drainage ditch along side the extension of 111th Ave., from Beardsley to Rose Garden was to be filled in and a top cover of stone was to be added to the top of the filled-in ditch, has not been completed. There is more work to be done at the Beardsley end of the filled-in ditch. I will keep the Board of the progress of this project.
8. If you are aware of a swimming pool, that is not being serviced either in an occupied or unoccupied home, please report it to the Management Office. We then contact Maricopa County Vector Control Department, they send in an inspector and treat the pool to prevent mosquito larva from hatching. We also keep a log of these reports.
9. Just when you thought it was safe to let your dog or cat out in the back yard, we have had a report of a cat being attacked and killed by a coyote which may or may not have been rabid. Three adults tried to scare this animal off, but he kept coming back for the cat's carcass. Please remember that coyotes are dangerous to small animals, either cats or dogs and take appropriate precautions.

Operational Matters:

1. Removal of trees/bushes obscuring traffic sight on Beardsley – The 104th, 106th and 109th Avenues have trees and bushes that make it difficult to exit from these avenues onto Beardsley. Two resident volunteers have reviewed the problem and are prepared to give us their recommendations.
2. Paving of the Coves pool and North Park pool parking lots.
3. Graeme Baker Act concerning pools and spas. After December 19, 2008 all pools and spas with single drains must be equipped with devices designed to prevent suction entrapment. In particular, pools and spas with only one drain must be equipped with such devices. The device senses when the pool is no longer pulling suction, and instantly shut down the pump.

We have determined that, the Yacht Club pool and spa would require 3 of these devices, 1 for the spa and 2 for the pool. The Coves pool would require 2 devices, both for the pool. This is a total of 5 devices at \$1,500 each, or \$7,500. The key is that, though the Yacht Club and Coves pools have multiple drains, they both have a central drain that could theoretically entrap a swimmer.

This regulation also specifies that each pool and spa must be equipped with dual drains by 2014, whether they have an anti-suction device on the pool/spa or not. Cost approximately \$30,000 per pool/spa.