

Manager's Report

March 21, 2009

1. We have had the solar panels installed at the Yacht Club and Recreation Center. The Y/C panels are on the ground to the North of the pool, and the R/C panels are on the roof of the R/C.
2. We will be erecting a fence around the panels at the Y/C. Work on the fence will begin next Tuesday, March 31. In addition we have taken out the mesquite tree adjacent to the panels. The cost of the panels, the ground preparation at the Y/C and the fence, will be included in our submission to APS for the rebate. We anticipate getting a rebate of 50% of the cost of all three items.
3. It wouldn't be a Manager's Report, if we did not have pool/spa problems to report. We replaced two impellers, which are part of the pump system in February, and another this month. Other than that, we have been relatively problem free at all pools and spas
4. Anderson Lock came out twice in February to do lock repairs, and I had them out again yesterday for the R/C main doors.
5. We have ordered 122 Grass Carp for the lakes. They will be delivered next week and the number of fish to be placed in the lakes will be according to the size of the lake. Like everything, the cost of Carp has gone up, from \$7.50 per fish, last year, to \$8.75 per fish. Even at that, we are using the same vendor as last year, who is cheaper than an Arizona local vendor.
6. As I have reported repeatedly in the past several months, we continue to be plagued with irrigation leaks on the property. If you see a leak, call the Management Office at 623-566-6001 and leave a message on line 13. That line is checked on weekend days and holidays. The landscapers will not repair on the weekends or holidays, but will come in and shut off the water, and the repair will be made the next business day.
7. Preparation work for sod laying and some plantings have begun around Lake 2. It is anticipated that the work will be completed before mid-April.
8. We are anticipating the arrival of a replacement stove for the Y/C kitchen. Upon arrival, the "A" team will install the stove. At that point, we can ask Maricopa County to do the final inspection.
9. I am sure that many of you have seen the red trucks around the community. They are the trucks of Valley Crest, our new landscapers. Valley Crest has been in business 59 years, 30 years here in the Valley. They came highly recommended and we anticipate a close working relationship with them.
10. I have left the worst for last. The Goose saga continues; Irene Hart and I called about 10 companies that advertised "bird removal". Indeed, they remove birds, just not geese. Then a resident gave us the name of a federally registered goose remover, so we contacted them to find out that they only remove sick or injured birds. I personally draw the line at asking each goose how they feel. We have also received a proposal to sterilize the geese, but we need to make sure that this complies with Arizona and federal law. Hopefully, by the April meeting, I will have a solution to the goose problem.

Operational Matters:

1. We have two quotes from reliable painters to paint the inside of the Craft Building. The quote from Curtis Coatings was for \$2,100. The quote from G.E. Myers Enterprises was for \$2,900. I recommend that the Board accept the Curtis Coatings bid.
2. With summer fast approaching, we face the problem that the Management Office air conditioning cooling and heating is spotty. In the two years I have been here, it has gotten progressively worse. We asked Mid-State Mechanical to evaluate the office system and make some recommendations. They will add three returns to balance out the air flow, add two ducts and do the usual testing and air-flow evaluations. Their bid is for \$7,545. Though expensive, at present if the rest of the office is comfortable, some of us are freezing and some are close to heat prostration, all at the same time.
3. Regarding the Yacht Club pool, Dave Bracken has been investigating some options. The fundamental problem has been the growth of algae above the upper side of the tiles. We have two quotes for removing and replacing the tiles. They are: **Grout Doctor - \$1,150; Sparkle Clear Pool Service - \$2,368**. As I said, Dave Bracken has been working on this one, and I would like him to give us his findings and recommendations.