

## **Manager's Report**

### **July 22, 2009**

1. We have installed a new air conditioning compressor at the Management Office. The unit went out on Monday.
2. Three additional new (inexpensive) umbrellas have been purchased for the Rec Center pool and for the Yacht Club Pool.
3. Once again, well meaning residents have emptied the baskets at the pools. Those baskets are anchored in place with rocks. When the baskets are emptied, and the rocks removed, the baskets float up and debris enters our pump system. The result is frequently additional work for the pool guy, and a new pump or motor for the pool. Please do not help the pool guy.
4. The placement of sod around Lake 2 has been completed. We ask that residents stay off the sod, until it has established roots and can be walked on.
5. We were the recipients of a golf cart, which was deposited in our Lake 8. The cart had been stolen from a trailer park, had been repainted and pushed into Lake 8. Fortunately, the cart came to rest on the gunnite, and did no damage to the lake liner. It was pulled from the lake and removed by the Peoria PD.
6. We wish to thank John O'Neil who has painted the Ceramics Room. He did a great job, and coincidentally saved us thousands of dollars. Many thanks John.
7. We have conducted one defibrillator use training, and have scheduled another one for October 13 at the Yacht Club, 10 am. We are asking those who wish an evening course on the defibrillator to call the office, so we can see what the interest is like.
8. Please remember to walk your dogs (if you have a dog) early in the morning, before the cement/asphalt reaches the hundred degree mark. The rule of thumb is, if you can't step on the cement/asphalt in bare feet, neither can your dog. While we are on the subject of dogs, please remember to pick up after your pooch, when you take that early morning walk.

#### **Operational Matters:**

1. Bids to paint the fence around Lake 8 – The fences to be painted would be those bordering the walkway around the lake. We sent out 4 RFQ's and have received only 1 bid for \$15,865.50. The linear feet to be painted would be 4,533 feet, for a cost of \$3.50 per linear foot.
2. Bids to trim our palms – We sent out 4 RFQ's and received two back, one from Murphy's A-1 Tree Service and one from Valley Crest. The bids were as follows:

Murphy's A-1 Tree Service – \$17,420 for 365 palms. This bid did not include 3 additional Mexican Palms, which, at \$35 each brings this bid to \$17,525.

Valley Crest - \$17,500 for 368 palms.

The last time we had the palms done was 2007, and the work was done by Murphy's A-1 Tree Service. As we had to change the shape of the trimming after Murphy had started, the 2007 price per palm went up. I recommend that we award the contract to Valley Crest, with whom we have established a rapport.

3. Insurance bids for Ventana Lakes – As many of you are aware, we have had problems with the insurance agent who was awarded the contract to provide coverage for the Association minus the Gardens, and for the Gardens in a separate policy. The coverage to be provided was written by Farmers Insurance. After a great deal of communication with not only the agent, but with Farmers Headquarters and the Arizona Department of Insurance, we received an Email from the agent suggesting that we look for other coverage. At that point, I contacted three residents (the here wise men) who have experience in the insurance industry, and asked them to review the policies. In the meantime, I received an Email from the senior manager of underwriting assuring me that, number one, the policies were in force, and number two that we owed no money for the policies. I met yesterday with the three wise men and asked them to review the Email. It is their opinion that we need not seek a new carrier at this time. With the three residents, we will continue to review all communications with Farmers.
4. Tree roots along 107<sup>th</sup> Avenue – I have copied the report of Valley Crest analysis of a tree root problem on 107<sup>th</sup> Avenue, as it affects the residents on 107<sup>th</sup> Drive:

“I visited the area located along 107<sup>th</sup> Ave between Chino Dr. and Cimarron Dr. I inventoried four sissou trees (approx. 8 inch trunk diameter) along that frontage area. There is evidence of roots from sissou trees growing beneath the property wall. It is very likely that cracks originating near the root encroachment areas are related to invasive tree roots. Sissou trees develop very aggressive, invasive root systems. Any moisture sources (turf areas, irrigation around other trees, etc) within reasonable distance of a sissou tree might encourage invasive root growth in that area. A more thorough inspection might confirm whether sissou roots are the sole cause of those cracks in the property wall.

Invasive root growth might be controlled with installation of root barrier materials however root barriers are not fool proof. The price for root barrier installation (chemically treated fabric) is about \$25 per foot. A minimum of 12 feet is usually advised. Removal of the tree is the only sure solution. The price to remove sissou trees the size of those in question is about \$220 per tree (including stump grinding).”

The cost here is \$880 and I recommend based on the landscaper's report that we authorize the tree removal as soon as possible.