

Manager's Report

May 19, 2010

1. The sprinkler heads in the management Office were recalled in early January, on inspection we were given 30 days to replace the heads, and on May 4th, the Peoria Fire Marshall inspected us and determined that all changes had been made to code. Other changes made were to the exit lights at the Yacht Club and the Recreation Center.
2. We replaced lights in the Pickleball and tennis courts. Instead of waiting for the lights to go out one at a time and then replacing them, we are replacing them in the entire bank of lights. The reason for this is that we are charged for travel time and for the ladder to get at the lights, and it is cheaper to do them all at once.
3. The gate and fence at the 104th Drive retention basin has been repaired. The gate was hanging dangerously and needed to be shored up. The fence will be painted next week.
4. We had a water leak from the solar array at the Yacht Club, discovered and reported by two residents. They called Pool Monitor John Bateman, who in turn called me. I gave John directions to turn off the solar system, and I then came down to Ventana. We have no idea how long the water had been leaking, but the pool water level was down, and John had already started to add water to the pool. Our thanks to John for being "Johnny on the spot". HelioCol came in today and repaired the array.
5. We have closed the Recreation Center pool, in the past month, to allow the landscapers to trim the bushes inside the pool enclosure. We will close it again tomorrow, Thursday the 20th to again allow the landscapers to access the bushes. When we close the pool and spa like this, the closure is from 6:00 am to 10:00 am.
6. As we reported last month, we have had a problem with someone using the steam room in the R/C. The person or persons turn on the steam generator, turn the heat up to the maximum, and the timer to the maximum, then open the door, and fill the R/C hallway with steam. My concern is for the possibility of mold developing in the bathrooms, or in the hallway. Dave Bracken removed the door stop, but discovered that someone was using a bench from the Men's Room to prop the door open. We have met with Frane Electric to determine if a switch can be installed to shut off the steam when the door is opened, and to restart when the door is closed.
7. During the month since the last Board Meeting, we have had problems with pumps and float controls on Lakes 2, 6, 8 and 9. We lost considerable water in Lakes 3, 4, 5, 6, and Lake 2. All of the problem motors, compressors and water fill valves have been repaired with the exception of the water fill valve assembly on Lake 6, which should be completed either next week or the week after.
8. We have taken down two Chinese elms at the Recreation Center Circle. These trees were endangering the palm trees, and the sidewalks.
9. Finally mosquitoes – we have been overrun with the little devils to the extent that Maricopa Vector Control will be in Ventana Lakes this evening at Midnight and will fog the community until 5:00 a.m., from Rose garden to Union Hills, and from 112th Ave to 107th Ave. Please keep your windows closed.