

Manager's Report from Larry (July 15, 2010)

Project Updates:

Seal Coating of Mineshaft Street from south gate to office and around clubhouse complex will be done on July 15 and restriping on the 16th.

The sprinkler system water pressure in the retention area is too low. To get more pressure we tapped into the 6" line next to controls and added a backflow device. This will allow the correct heads to be used and will water the area evenly. This is one area that caused a lot of contention last season. It did look bad last Fall but this modification should improve the look of the Park. Sunland Springs Village is going to bring their seeding tractor down and seed the area when needed at no charge to the Park. This action is not just for the people with pets but for the entire park to be able to share in their pride in how our Park looks. Jan and I are planning an open house in the maintenance area this Fall that will include the north end of the retention area. Maybe we will even have some ice cream for everyone.

We have started on the maintenance\craft shop remodel. When the contractor removed the stucco over the outside walls, the beams we needed to put in were already in place. This means we can do the job for less money and possibly have money to move the hot water heaters out of the new room and locate them to the pool pump room. This will make the new room more open and efficient. See

Pictures below:



Economizers on the ballroom AC have been installed and will be turned on in the Fall for the season. They are controlled automatically through the thermostats. Right now all the AC is off in the ballroom.

Trees around the pool are done. What a mess with the wind and trash from the trees. The Large Pool has not recovered very well. I found out that when the "bark", for lack of a better term, from the palm trees falls into the pool it can contaminate the water. That is why around most pools the palms are skinned. I will have Brian with American Tree Service do this when he does the Park's trees starting the last week of July.

In addition, the large pool has only one sand filter and should have two. It has been that way since day one and is one reason we continue to have problems especially if we have bad weather. The system will not recover as quickly as it should. It is not expensive, between \$700 and \$1000 to buy another filter and pump and our guys can install it. Unless otherwise directed it makes sense to do this before they install the solar system at the end of August.

The "wall" between the shuffleboard court and the pool has been removed and new railing will be installed after the stucco is patched up. This is all being done at no cost

to the park except for some paint. See Pictures below:



The new privacy wall in the maintenance area needed extending and Marty and Cory laid the block; they painted the entire wall with paint we already had. It gives the area a nice finished look.

Other information:

The Sewer Company has informed us of a rate increase this year and it will impact the 2011 budget by \$17,000.

Jeff put together a video of the street work and he did a terrific job. I posted it on You Tube and provide a link to it. I like this type of thing and we may do some more in the near future. [You Tube Video Click Here](http://www.youtube.com/watch?v=AXJIDft4DN8). (link: <http://www.youtube.com/watch?v=AXJIDft4DN8>)

Trash service has leveled out and they are doing a good job. The savings for June was \$1029.85 and for July \$992.75. While the savings will less in the winter, I still feel this is significant.

We have had some changes in our night security. I hired Sam Gross for night security. He has a day job and works Friday and Saturday nights. I also hired another man, Jim Newell, to fill in for Sam or Pat King as required. Jim is someone Sam has worked with for 15 years and seems a

good fit for the job. This will give us some flexibility to cover more hours if we need to or if someone needs time off.

That's all for now. As always you can let me know what you think or if you have questions at manager@gvrv.us or the Board of Directors at board@gvrv.us

Larry