

Manager's Report

January 30, 2024

- In-house Landscaping is going well, we hired 3 new employees in December and 8 in January, 4 of them are from Jorge's crew with CPM. One of the hires will be shared between Landscaping and Maintenance. There was a major clean-up within the first 2 weeks of our guys being on the property. Jorge is working very hard to get everyone trained on the new equipment and up to speed with Meadows standards. He wants everyone ready to go during the summer months which are very busy. He is doing his due diligence on equipment maintenance to preserve the life of it. It is all a process, and we appreciate everyone's patience and understanding. We also hired a temp to help us out in the office, her name is Doris.
- Landscape and Sod: Went with Jorge to get pricing on plants and Sod for the Meadows. Jorge pointed out areas in the community that once had plants and since have died off. The kind of Sod we are looking at is Bahia and according to 3 different pest and Fert companies, this sod seems to be immune to LVN which is a deadly form of the Sugarcane virus. This sod does well in droughts conditions and is a minimal maintenance and slow growth sod. With the Meadows buying directly the sod farm the savings are astronomic.
- Metal roof cleaning: Drove the property with Dee to look at the condition of the metal roofs. We met with two reps. from Total Roofing Systems to discuss the proper way to clean without voiding the warranty or damaging them. There is a product on the market that is pressure cleaning free and approved by the manufacturer as well as Total Roofing. Total Roofing's metal distributor will come out and give us a demo after which the information will be available to all residents. I will get in writing that this is an approved product and the demo is the proper way to clean these types of roofs.
- Playgrounds: Did an inspection of the playground with Dee and we called Kor-Kat to come out and meet with us to address the warranty issues NEW and OLD that need to be fixed. Joe met with them on Thursday 01/25/2023. I met with them on the 26th. I was informed the installation crew did not use rock but foam and sand which is part of the problem. Kor-kat has torn up most of the play ground to properly fill the many areas. The playgrounds will be closed until all repairs are completed. The turf is to be maintained by brushing; we will get in writing which one to purchase so we do not void our warranty due to incorrect equipment. This is one thing that is needed and needs to be done on a regular basis to preserve turf life.
- Phase II of Ridgewood painting: Ernesto inspected all doors and gave us a list of units that needed to be replaced. We sent notices out to those homeowners via email and reg. mail letting them know they need to be replaced before they can be painted. Once the inspection was completed, they started on the stucco repairs. Brush and Roll put notices on those units letting them know weather permitted work will start Monday the 29th.

- Drainage and Flooding: Drove the property first with Dee and she showed me all the areas that she witnessed as problem areas during heavy rains. Joe and I met with Shenandoah to look at the drains that seem to have standing water for a longer period than others. We drove through the community to see the location of all the drains, Shenandoah will provide us with a report and bid for clearing clogged ones. Shenandoah is very familiar with the Meadows drains as they already do the cleaning of the MDPO owned drains throughout the community.
- Roads: Drove the property with Dee to inspect the roads and /there seems to be a lot of cracking which should not be the case so soon after being done. I will be following up with Kris Shane from Asphalt Paving Systems as I understand he was supposed to come back out and finish work which has not happened yet.
- Greg and Padro fixed 3 main-breaks between last month and this month.
- PalmDale, came to install a gas meter to help keep track of our usage.