

## Maintenance Long Range Plans

After countless hours of research and inspection, Ray Harries (maintenance committee) has created long range plans for several maintenance items.

- 30 roofs to be replaced based on inspection by a roofer 3-5 Year Plan
- 183 HVAC systems to replace 3-5 year plan (40/yr)  
After 5 years all R-22 units will be replaced and no units will be over 17 years old
- Water Heaters Replaced as needed. More work is needed in this area

All the above items are on an annual inspection basis. Roofs are cleaned, inspected, and repaired. HVAC systems are checked, cleaned, and oiled as needed. Water heaters are drained and checked. This will help with extending the life of these large expenses. Sewer lines will be reamed and cleaned.

Ray also looked at our trees and oleanders. These plants and trees cause multiple issues with our sewers as well as become a danger to life and property.

- 5 trees identified as a danger. 2 trees removed recently
- 3 trees identified as causing sewer issues. Will be scheduled for removal this year
- 65 oleanders identified as causing sewer issues 1- or 2-year plan to use own work force at time and half to remove or 6 years and continue with current costs of sewer issues

Pools were another topic that was researched and planned for. Below is a schedule for repair and maintenance of each pool. Every two years the furniture is to be repaired and replaced. Every 5<sup>th</sup> year pool site walls and bathrooms will be refurbished and painted.

- North Sarta Pool New heater in 2022  
New Paint and Deck in 2021
- North Pena Pool New Mechanical in 2023  
New Paint and Deck in 2022
- South Pena Pool New Mechanical in 2024  
New Paint and Deck in 2023
- South Sarta Pool New Mechanical in 2025  
New Paint and Deck in 2024

The building painting has gotten off schedule and we are working on getting it back on a 7-year plan. The plan schedule will be posted soon.

We are looking at a 1–4-year plan for water conservation. If we eliminate the irrigation and lawn maintenance at the pools, we will see a savings of \$13,000/yr. We will also look at decreasing the green areas by creating larger rock areas around the grass.