

Managers' Report: March 12, 2019

I want to give a warm welcome to our 3 new Board Members, we are excited to have them as we feel all 3 will bring fresh new ideas to help our community continue to move in a positive direction.

A few things that has been taken care of in February:

1. The Dumpsters from Diggins Waste has finally arrived and we are on a twice a week pick up schedule again. The pickup days are Monday and Wednesday.
2. We have continued sidewalk repairs as this will be an ongoing project.
3. With the recent snow activity we have seen so far this year it looks like we will need to start back on the tree removal project as with all the heavy snow some of the trees have large branches that were effected. So far I Have 4 trees tagged for removal, 1 between 387 & 460 Quinta, 1 at 93 Sarta, 1 at 104 Pena and 1 between 206 & 184 La Canada. I am waiting for the quotes to come back to get these scheduled.
4. I want to remind everyone that has rental properties. Per our CC&R's 4.17 that all leases must be at least 30 days, and that upon leasing your unit, the owner is required to promptly notify the office of the commencement date and termination date of the lease and the names of each lessee or other person that will be occupying the unit during the term of the lease.
We soon will be drafting forms for tenant information and age verification that will be required to be filled out and submitted to the office.
5. I want to briefly touch on sewers as I literally received a partial report this morning and have not had time to review. Valentine Plumbing has been addressing the problem areas that we had mapped out to assure they are all clear and no major issues are going on. So far we only came across 1 collapsed line behind 184 La Canada, again the biggest issue is heavy roots which are being cleared as they are discovered. Just briefly a few trouble areas that are done are areas behind 184 La Canada, areas behind 452 & 484 La Canada, area behind 328 Pena, areas behind 234 Quinta, areas behind 472 Quinta, behind 456 Penasco and behind 188 & 218 Sarta. Until review the rest of the report I do know there are many other areas that have been done.
6. On the lighter side as we are limited on time this morning. The first concrete was poured in Villas West in August of 1963, with that said our guys were trenching for placement of wiring for the lights around 164 Pena and dug up this old bottled which is dated 1960. We thought about how this community was being put together back then and what it is today and thought we would share this will all of you.