

Villas West Board Meeting
Tuesday, August 11, 2020
Maintenance Report

The Villas West Maintenance Committee met virtually over www.zoom.us on Friday, May 29, 2020 at Noon. Attending the meeting were me as Chairperson, Vice Chairperson Maureen Fry and committee members Dave Lash, Bruce Macleod and Jim Sullivan. Jim Becker and Mike Flynn were unable to attend the meeting. Villas West General Manager JD Sotelo was also in attendance. Several questions and recommendations by the committee were identified and passed along to JD and the Villas West Board of Directors. The next meeting of the Villas West Maintenance Committee will be scheduled about a week or so ahead of the October board meeting.

We continue to follow our roof replacement schedule for 2020. Additionally, all four pool mechanical/restroom-shower building roofs have been replaced. Roof repairs are also going well.

Pools were reopened on Friday, May 29, 2020. New pool gates and locks were installed during the pool closure period. A plan is in place for owners/residents to get their current key replaced for access to new locks that have been installed in pool gates and laundry doors.

The streets/parking lots on La Canada, Pena and Quinta have had a surface treatment. The board is currently working with JD and the contractor to establish dates for the next phase of the project. We will contact them in the fall for spring dates.

All 26 buildings that were scheduled to be repainted in 2020 have been completed. Another 26 buildings will be scheduled in 2021. Painting 26 buildings per year puts all of our buildings on a 7-year repainting schedule.

JD and Marcos are currently working on the development of preventative maintenance plans and schedules for all sewer lines and roofs.

It should also be mentioned that all repair and/or replacement work to date for HVAC's, HWH and roofs have been captured in the Caliber HOA Management System software in order to have more accurate information for our maintenance crews and homeowners.

There have been a total of 203 work orders since the March 10, 2020 board meeting; 159 of those work orders were HVAC related, 39 were sewer related and 32 were roof related.