

LAKE FOREST PROPERT MGMT REPORT 9/11/2019

The construction project is under way. Lots of activity everyday. Ron and Luke Drake have the master keys and master codes and list of home owners. I have tried to check in with Ron Drake to see if they need anything daily. So far I would say things are doing well with the construction project. Currently we are working on Bld A and B. finishing touches on bld E and F. Removal of siding bld C and D

Hot tub area has been doing well no major issues to report. The hot tubs have been getting a fair amount of use. This week we have drained tubs 2x. This month 6x.. we did have some nude bathers in hpt tub over labor day weekend.

Changed 3 light bulbs. C bld lights have had the breaker trip now 2-3x we have reset breaker

Closed garage doors at night 1-2 times

A full trash sweep of the lake forest property, weekly

Cleaned all entrances and trash room, monthly

With the construction project happening 6 days per week there are a few challenges, 1 parking working closely with the construction team we have worked to move items to create more parking. 2 trash truck being able to access the dumpster area, again we communicated with construction team and trash company to coordinate trash pick up. Trash pick up has been doing better.

I am planning on power washing blds as the painters are done, so we can get concrete clean as possible. Buildings E and F have been power washed again. We will continue as painters finish.

We did have one leak into Bld A during rain storms. The home owner hired a drying company. And once construction is done and flashings and gutters are installed we should be good. It look like there is a foundation leak in bld A similiar to the one in Bld B. I have been told that Excellent construcyion will repair asap.

Fire alarm system has reported numerous false alarms directly to fire dept over the holiday weekend we spent numerous hrs working with fire dept to resolve issues. Allied our fire monitoring company made some program changes and some repairs. System seems to be working properly now.

Thanks for your business!

Keith Mcbrearty
Site Mngr