

3/1/2019 Lake Forest Property Mgmt report by , Keith McBrearty

Since our last report for last Board meeting in January 2019 there has been plenty of activity, and lots of snow!

Fire sprinkler inspection requires some follow up. 1. Painted sprinkler heads need replacing. Gauge replacement. Still ongoing

2. voluntary sprinkler head replacement? Should we consider replacement? 3. Garage wall inspection, making sure owners have the added garage walls down. Still ongoing

Short term rental season, lots of activity lots of parking issues also issues with trash being left behind, in walkways. Hot tub use is way up.

Trash pickup service? We have a new mgmt. team handling the trash service they seem to have made some major improvement

Hot tubs receiving lots of activity. It seems our hot tubs are in demand. Only a few minor repairs over last 2 months. This time of the year hot tubs are drained and refilled 2-3 x per week

Drainage issues are showing up in the same areas. Back of A bld, front of B bld garages. I know Kathy Chimoy is spearheading the repairs to drainage at Lake Forest HOA. This past week we discovered one garage that had water leaking thru, the board was notified and the roof was cleared of ice and snow, within hours! The issue is the flat roof garages have iced over due to the warm temperatures. The ice clearing company recommended removing all ice from all flat roofs asap. Currently the lake forest hoa board is working on a decision in regards to removing all ice from all flat roof garages.

Snow removal WE have had owner complaints and we have owners happy. The DE-icing service/sanding the parking lot, some owners like others do not. Snow and ice removal gets expensive quick we will continue to seek a balance between cost and results. Kathy Chimoy and numerous owners have communicated directly with Emore snow removal. Recently Emore our snow and ice removal company, hired a new snow shoveler. He seems willing to work hard, working many hrs clearing ice in the areas that need drainage repairs

EDC has had numerous contractors out working up estimates reviewing plans. One thing for sure these guys are working very hard on the remodeling plans. Here at lake Forest there are many areas in need of major repair or replacement of exterior siding or moldings. Drainage issues, retaining wall reinforcement

Look forward to seeing some or all of these needed improvements to our community

Thanks for your Business, Keith McBrearty