

LAKE FOREST PROPERT MGMT REPORT 10/18/2019

The construction project is coming to an end. 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 C and d. finishing touches on bld E and F. Stone masons are on bld A

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 1x. This month 3x. Most of the hot tub building has been painted hopefully we will get some good weather to finish

Changed 9 light bulbs. The new bulbs are not lasting long. numerous 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.

We did have one leak into Bld A 2 nights ago. The Home owners hired a drying company. The Hoa hired a plumber to repair the broken hose spigot. The hose spigot was broken inside the unit flooding one unit minor and flooding another unit pretty bad.

Fire alarm system has been working properly with no issues this month

We are preparing for winter Neils Luncford prepared the lawn sprinkler system for winter. We have checked all heaters that keep our water lines warm during winter. The hot tub mechanical room is prepped for winter. The construction team has started installing gutters and hope fully we will have heat tape working again soon. We will prepare ice melt buckets for all necessary areas. We have had conversations with our snow removal team Emore inc they are ready to start service 11/1/19

Thanks for your business!

Keith Mcbrearty
Site Mngr