

Maintenance Log

January 4, 2010 to

Date	Maintenance Projects
1-4-10 Monday	<p>Pool and spa chemicals and temperatures checked at both pools.</p> <p>Owner at (deleted) Scenic Way reported sprinklers are stuck on at front of residence and water collecting. Crew responded to correct.</p> <p>Resident at (deleted) Mountain Ct. called with request to adjust sprinklers due to spraying on window. Crew to adjust.</p>
1-5-10 Tuesday	<p>Crew began tearing off wood roof at (deleted) Wagonwheel Cir. for replacement.</p> <p>Crew began tearing up raised patio slab at (deleted) Rustic Ct. to cut back roots.</p> <p>Mowed, edged, and blew off sidewalks in all phases.</p>
1-6-10 Wednesday	<p>Pool and spa chemicals and temperatures checked at both pools.</p> <p>City performed sheathing inspection for roof replacement at (deleted) Wagonwheel Cir. Crew continued with replacement project.</p> <p>Crew continued patio slab work at (deleted) Rustic Ct.</p>
1-7-10 Thursday	<p>Observed an underground broken sprinkler pipe near (deleted) Rustic Ct. Crew to dig up and repair.</p> <p>Crew continued patio slab work at (deleted) Rustic Ct.</p> <p>Crew continued with roof replacement at (deleted) Wagonwheel Cir.</p>
1-8-10 Friday	<p>Mushroom light out at (deleted) Timberline Ct. Crew repaired.</p> <p>Pool and spa chemicals and temperatures checked at both pools.</p> <p>Roof work at (deleted) Wagonwheel Cir. completed and city performed final inspection.</p>
1-11-10 Monday	<p>Crew began tearing off wood roof at (deleted) Timberline Ct. for replacement.</p> <p>Completed slab repairs at (deleted) Rustic Ct.</p> <p>Broken sprinkler in greenbelt planter across from clubhouse. Crew repaired.</p>
1-12-10 Tuesday	<p>City performed sheathing inspection for roof replacement at (deleted) Timberline Ct. Crew continued with replacement project.</p> <p>Mowed, edged, and blew off sidewalks in all phases.</p> <p>Report of possible leak at (deleted) Meadow Ct. Crew responded and it was determined to be old stains from previous leak.</p>
1-13-10 Wednesday	<p>Crew continued with roof replacement at (deleted) Timberline Ct.</p> <p>Pool and spa chemicals and temperatures checked at both pools.</p>
1-14-10 Thursday	<p>Crew broke up walkway and steps at (deleted) Buckboard Ct. due to possible trip and fall area.</p> <p>Crew continued with roof replacement at (deleted) Timberline Ct.</p>

Crew checking plastic on roofs, roof drains and common area drains. Heavy rains predicted for next week. Reinstalled plastic on (deleted) Cascade Ct.

**1-15-10
Friday**

6 a.m. During routine drive through, O.M. observed mushroom light out near garage at (deleted) Wagonwheel Cir. Crew to repair.

Pool and spa chemicals and temperatures checked at both pools.

Crew continued with checking/clearing flat roof drains in preparation for next weeks rainstorm. While in process, crew notice the skylight at (deleted) Cascade Ct. was broken in the corner. Crew covered skylight to keep water tight until it can be replaced.

Owner at (deleted) Shady Ct. contacted office with concerns on plastic over roof. Crew to check it.

Crew blowing off walkways and cleaning up trash from common areas.

Crew finished final touch-ups on roof at (deleted) Timberline Ct. City performed final inspection.

Crew continued work on cement walkway/steps at (deleted) Buckboard Ct.

**1-18-10
Monday**

Pool and spa chemicals and temperatures checked at both pools.

Removing forms from cement project at (deleted) Buckboard Ct.

Rains with Winds: crew on hand to respond and cover possible roof leaks. Received 7 calls (2 were roof leaks, 3 were window leaks, 1 was a front door leak, and 1 was a slider leak). Note: the windows, doors, etc. are owner's responsibility.

Due to heavy rains, crew needed to flush water out from all pools and spa to keep from overflowing.

Crew in clubhouse cleaning/oiling gardening equipment and painting equipment.

Crew finishing flat roof drains and common area drains.

**1-19-10
Tuesday**

Report of light out by garages at (deleted) and (deleted) Mountain Ct. Crew to repair once rain stops.

Crew checked/cleaned common area drains since there was heavy downpour yesterday.

Due to heavy rains, crew needed to flush water out from all pools and spa to keep from overflowing.

Rains: received 2 calls regarding possible leaks (1 wood roof and 1 window).

Gardening on private street planters by garages.

**1-20-10
Wednesday**

Rains: no new roof leaks reported.

Crew continued cleaning roof drains, gutters and common area drains.

Due to heavy rains, crew needed to flush water out from all pools and spa to keep from overflowing.

Pool and spa chemicals and temperatures checked at both pools.

Irrigation valve repaired at (deleted) Mountain Ct. common area. Needs replacement.

Crew began putting stamps on envelopes for mailing tomorrow's statements

**1-21-10
Thursday**

Rains: received calls for 9 possible roof leaks (3 are roof leak, 1 is window, 1 is roof drain, 1 is balcony stucco, 2 are ground drain, 1 is roof vent and 1 is skylight).

Owner at (deleted) Mountain Ct. reported common area drain is backed up. Crew sent to clear out.

Owner at (deleted) Scenic Way reported that neighbor's rain gutter is backed up. Crew sent to clear out.

Owner at (deleted) Butte Ct. reported partial clog in rain gutter at rear of property. Crew to clear out.

During times when rain stopped, crew did ardening on private street planters by garages.

Due to heavy rains, crew needed to flush water out from all pools and spa to keep from overflowing.

Two crew members worked on building new roof over landscaping equipment.

Crew continued cleaning roof drains, gutters and common area drains.

Crew folded statements and stuffed envelopes for mailing.

**1-22-10
Friday**

Pool and spa chemicals and temperatures checked at both pools.

Due to heavy rains, crew needed to flush water out from all pools and spa to keep from overflowing.

Owner at (deleted) Wagonwheel Cir reported that rain gutters were overflowing. Crew to clear out and also repaired it.

Crew making repairs at rain gutter to (deleted) Spring Ct.

Garage at (deleted) Calico Ct. flooded from saturated slope behind garage. Crew vacummed out water under the POMS program.

Resident's report garage flooding from patio on 3 story. The slider is leaking because water collects in their patio. Owner responsibility.

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