

July 7, 2017

## MONTECITO COMMUNITY DEVELOPMENT DISTRICT

WEEKLY ACTIVITY REPORT Week of 07/02/2017 to 07/09/2017

### Facilities and Infrastructure Status

- **Irrigation Pumps :** We have been experiencing (LOW) pressure SHUT DOWN with the pump station #1 at the SFH irrigation system. This is because there are Residents who still continue to water out of turn. This has happened 3 days in a row, putting a tremendous strain on the pump motors. This causes the system to (SHUT DOWN). If these individuals continue to water out of turn; this eventually will cause irreversible damage to the motors and they (WILL) quit operating all together. This is such a selfish act of a select few that they have absolutely no regard for their neighbors who actually wait their turn and when it becomes their turn to be watered, they miss out because the pumps have shut down because of the select few that believe their yard needs watered on their terms and they don't care about anyone else. It's very difficult to believe that these residents are this way in their me only attitudes. Unfortunately they're out there amongst everyone without a care in the world, other than they stole someone else's watering time. When the pumps can no longer operate because of the damages; nobody will receive any water including them. The TH pump station has been repaired and (Brightview) has reprogrammed the system. However it will take some time for these yards to respond to the shock of no water. What we need folks is for GOD to turn on his irrigation system on a daily basis. I think they call it (RAIN). It needs to rain often to help revive this Community's dilemma. SFH Recently a set of fuses for Pump#2 pump station #1 were replaced due to excessive strain put on these pump assemblies. I pray! I pray
- **Pool :** The Pool pump is operating fine at this time. Nothing to report.
- **Street Light** There are 2 street lights not working, One at 119 Montecito Drive and another at 724 Point Lobos Drive. Gault Electric LLC was notified and will be out to make repairs (retrofit) these street lights on Tuesday or Wednesday next week. That would be 07/11/2017 or 07/12/2017.
- **Ponds :** The ponds are low and we need RAIN to replenish the rapidly evaporating / irrigation usage, All of these circumstances are reaping havoc on all of the ponds. There is also a Hydrilla growth creating problems in ponds #2 & # 4 where the irrigation draws water from. Evidently the hydrilla is causing issues with the water intakes. AES has treated this hydrilla problem with a time release type method (granular). This will slowly kill off the hydrilla and cause it to break down, therefore it won't be a glob of dead vegetation making it's way into the pump intakes all at once. I pray for RAIN daily.
- **Fountains :** There was a problem with the fountain in Pond #4 (Not displaying), behind the swimming pool area. AES came out and explained to me that the thermal overload in the pump motor was tripped due to a spike (power surge) of some sort. The thermal overload feature on the pump motor is designed to shut the motor off when there has been such of an event. Yet it doesn't trip the breaker at the power supply. I'll keep an eye on it because this sometimes is a warning sign of a pump motor is getting ready to expire. If in deed it will continue to shut down, AES might have to clean the jets of this fountain first, because of flow restriction can cause the thermal overload to trip also. The worst case scenario would be pump replacement. I'll ask for a quote for both (Jet cleaning & Motor replacement).
- **Gates :** All is well with the Gates at both Entrances & Exits (South Patrick and Shearwater Parkway) Nothing to report at this time. Halleluyah!
- **Gym:** We will have to revisit the cost of repairs at the next BOD meeting for approval to make necessary repairs of fitness equipment.
- **Clubhouse :** I met up with two representatives from Sherwin Williams Shawn Gooden and Christian Loaiza and showed them the (Scope of work) pertaining to the painting of the street light poles and street sign poles. They are sending me a list of reputable commercial painters to give us bids on this project. I'll be making contact with these paint contractors to get the ball rolling so to speak. I also asked them the best particular product to use on the patio ceiling rear of Clubhouse. They brought me brochure on a product called ( Woodscapes) a Polyurethane Semi-Transparent Stain, there are different shades and color schemes to pick from. The cost of this product is very reasonable \$36.27 per gallon. Approximate amount of

product 7 gallons needed. This comes out to \$253.27 more or less ; this depends on the absorption factor. I'll need painting supplies too, so I'm able to complete the task of applying this product. All in all this will enhance the look I'm trying to reach, a soft yet bold type appearance that will show off the beauty of the wood grains, without a shiny finish or glare. This product has a sheen of its own; without having to put a clear sealer after the stain, because the clear sealer is mixed in the stain already. This is a new product on the market and I'm looking forward to using it. This project will be done after the children go back to school , when the pool traffic slows down somewhat.

- Other : I'll also be getting prices of 6 ceiling fans (commercial grade) for the ceiling enhancement project. This project is to create a comfortable setting for the residents to relax, enjoy, and share each other's company while visiting the Clubhouse and pool facility.

### **Update on Projects**

- Approved Repairs / Projects Status: I would like for volunteers to help in the cushion flipping assignment next week Monday or Tuesday 07/10/2017 or 07/11/2017 If we can work together in a group, it shouldn't take us long at all. Please stop by and see me, Randy McGrath (FMCA).

### **Residents Comments / Complaints / Violations**

- Name, Street Address, Complaint or Violation: We are continuing to have people using the pool facility and they do not live here. if someone does not have an access card, Please do not open the side gates for them. If you are a resident and you bring guests, please sign them in on the visitors list located in the Clubhouse lobby or Great room. Thank you for your cooperation in this matter.

### **Attendant Commentary (Concerns/Support Needed)**

- I could sure use some help from the people that use the fitness room, to PLEASE turn the lights off when leaving the facility, game room, or Great room. Thank you kindly. Randy McGrath (FMCA).
- In the situation: of residents watering out of turn, PLEASE contact the Clubhouse office and report the person causing damages to the irrigation pump. This equipment belongs to the CDD, and these damages are criminal. Contact: Randy 321-777-9460 Your name does not have to be made known, ( anonymous caller ). We need HELP in this matter. Thanks. May GOD bless us all. Amen.