

August 25, 2017

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

WEEKLY ACTIVITY REPORT Week of 08/20/2017 to 08/27/2017 _____

Facilities and Infrastructure Status

- Irrigation Pumps :An inspection was done on Monday August 21, 2017 on all controllers in the SFH & TH. and found no alarms. On Wednesday the controllers were rechecked and found zones #16 - #56 on controller (B) in the SFH. A temporary above ground 2 wire splice was made on Wednesday 8/23/2017, in the back yards 305 Point Lobos Drive to 315 Point Lobos Drive. This area was quadrened off with caution tape and a new wire will be installed and buried on Monday 8/28/2017. These zones #16 - #56 on controller (B) are functional at this time. All filter rings were inspected and are in satisfactory order to irrigate properly. The following addresses had broken sprinkler heads in the CDD stips tree lawns closest to the street. 645 Mission Bay Drive, 154 Redondo Drive, 672 Ventura Drive and two broken sprinkler heads in front of Pump Station #1 which were hit by the mower during cutting lawns. I noticed an area of dead grass in the area in front of PS #1 and brought it to Jason Pilon attention. He was aware of this and was tracking down what happened there. He agreed that this was a man made issue, probably from the spray rig trailer or landscape trailer spill of something. If replacement of sod must be done (Brightview) will cover the costs of this problem.
- Pool : We are continuing to treat the Black Algae in the pool and it seems to be working. The pool pump is functioning fine at this time. Nothing else to report.
- Street Lights : There are no street lights out of order to report at this time.
- Ponds :The ponds are maintaining normal levels at this time due to the much welcome rainfalls we've been receiving. The hydrilla situation is the same and needs to be addressed before it makes it's way into the fountain and irrigation intakes.
- Fountains : Fountain #2 is (OUT OF ORDER) and we've received several bids to replace the power cable. American Ecosystems has been awarded the job and I believe a contract has been made upon receiving a deposit they'll start the process of the installation of the power supply.
- Gates :The entrance gate at South Patrick was (OUT OF ORDER) overnight Wednesday 8/23/2017. After investigation I found that the electric eye that protects the pathway through the gate travel had been somehow knocked out of position, therefore not allowing the gate to close. This is the protective safety feature designed to NOT close when this sensor is not in the correct alignment with the adjacent sensor. After adjustments were made the gate is now operating correctly.
- Gym : The fitness room equipment was recently inspected and the necessary adjustments were made. A new motor on one of the treadmills was installed due to noises. It seems that the bearings of that motor had worn out. new cables were installed on some of the equipment as needed. cushions on the vertical bench press were replaced because of wear and tear. The motor that was removed because of noise will be rebuilt with new bearings and serve as a backup for future maintenance / repairs when needed.
- Clubhouse : The Clubhouse has been being utilized by some of the residents for Birthday parties, Baby showers, and even Wedding parties. We encourage this and I am here to accommodate that these functions are smooth and that they go off without a hitch. I am here to assure that whomever is renting this beautiful building is treated with the utmost respect and to make every event special to its cause. Sincerely Randy McGrath (Facility Manager Coordinator Attendant).