

General Manager's Report
For the Month of February 2026
March 18, 2026

Admin

The Activity Center and Shop catchment tanks were cleaned.

The pump in the kitchen was replaced.

Paul attempted to clean the downspouts, unable to get a line through, either collapsed or completely obstructed. To repair them properly would require digging them up, which would include concrete. This would be a rather expensive and time consuming project. I can obtain quotes if the BOD would like to proceed. We are currently bringing in our own water.

The kitchen and men's bathroom were deep cleaned and painted, including the floors. The work was done by Paul, Keith Redman, Bryant, and myself. A big thank you to the 2 volunteers. The women's bathroom will be done as soon as I can close it for 2 days and Paul is available again.

The new refrigerator was delivered and put into service on the 25th.

The tree trimming contract bid from Backyard Monkey was accepted and the contract was finalized and sent out. Work scheduling still has to be worked out, but I anticipate the project will begin before April 1.

The crack filler was ordered and will be shipped sometime in May (this is a built to order item that takes 7-8 weeks and then shipping time). The asphalt material has also been ordered and will ship around the same time.

The old water truck was sold for \$17,000.

Had another property owner's contractor damage the asphalt road. The owner has been sent a letter notifying the owner they are responsible for the cost of repair, and given a deadline of April 30, 2026 to have the work completed by an appropriately licensed and bonded contractor. I also requested a quote from the contractor who originally did the asphalt with a return date of March 18, 2026.

Sent out the RFQ for the pothole/road repair job. The return date was Mar 13. Sealed bids, if any, were given to the President.

I have reached out to another engineering firm regarding the engineering studies we need. I have not heard back (as of 3/11/26) but will continue to try and find a company for the project.

Director Antonio Stone, D6, has agreed to help with the installation of the basketball backboards, when weather and his schedule permit. Thank you very much

Still unable to get a fence company to repair the playground fence. This is such a small job no one wants to take it on. I have order replacement chains to repair the swings, and this will be done as soon as they arrive.

I have reached out to the League of Women Voters regarding our election in June. They have agreed to count our ballots. A contract will be forthcoming.

We were able to turn the online payment portal back on as of March 1 and have not had any issues. We are watching closely.

The permit for replacing the electrical meter at the shop has been approved. The work will proceed as soon as the contractor and Helco schedule the power shut off.