

Facility Report

August 2018

At a Glance

- ❖ Contracts
- ❖ Janitorial
- ❖ Pickleball Courts
- ❖ Fitness Center
- ❖ Kitchen Appliances
- ❖ New Defibrillators
- ❖ Landscape Irrigation
- ❖ New Dimmer Switches

Please note that the vendor is on a quarterly contract and out of contract visit cost an additional fee.

Current Projects

Now that the fiscal year has ended, contracts for our vendors have been redrafted and are currently at the attorney's office for review.

Janitorial vendor had been given a time frame to correct the issues that have been reported by Management and residents.

The Pickleball courts need a new canopy. I am currently in communication with vendors for some cost comparisons.

The Fitness Center vendor has identified issues with The Wave machine and parts needed to complete the repair are on order. All other cardio machines are in working order and available for use, however, some of the cable TV screens are not operational, but the option control screen is in working order making machines functional.

We have amended our Bid Specification for the Door Access Project and currently awaiting revised draft proposals from 3 vendors.

After searching for quite some time, I have found a Commercial Appliance vendor with the proper insurance paperwork and willingness to come to Hemet without charging a heavy fee. The dishwasher has been diagnosed and we are currently waiting for parts.

Due to exorbitant costs, we are still actively searching for a vendor to replace the indoor pool rails.

Completed Projects

New defibrillators were delivered, asset tagged and mounted. One is located on the second floor near the entrance of the AR room. The other is in the indoor pool area above the fire extinguisher. *Reminder: all AED's are available for residents to use in case of an emergency. To use: Locate the AED, open the case, push the green button and follow the voice command directions.

New defibrillators were delivered, asset tagged and mounted.

The Electrician was contacted to address the issue of the dimming lights in the Ballroom and Deergass Room. New dimmer switches have been installed and we will no longer be left in the dark.

A Common area drain in The Paseo was clogged and leaking. Plumber was contacted, and repair was made.

The re-certification of the elevator is complete. We passed all tests and remain in compliance.

Upon monthly inspection of the fire extinguishers Chris, our maintenance person, found that the patio fire extinguisher was under charged. Fire Protection vendor was called and corrected the issue.

Landscape vendor reported that the irrigation controller on Mustang was not functioning properly, causing the Pickleball area to be over watered. A proposal was received, approved and the controller has been installed.

Facility Coordinator Notes

*Reminder: August 31, 2018 The Mountain View Lodge will be closed for plumbing maintenance. The plumber reported the main service pipe for the building has a "pin size hole" in it causing water to leak. In order to repair the issue and avoid unnecessary damage, shutting off the water to the building is required. Thank you for your continued patience and we apologize for the inconvenience.

Please refrain from feeding the rabbits and pigeons.

Please refrain from feeding the rabbits. They are eating the landscape, as a result costing the association more money to reseed, mend or replace any landscape ruined by the rabbits.