

Year in Review

January --We started with leaks in the garage and we ended with trying to fix leaks in the garage. Fixed the broken pipe over by the Arroyo Oaks sign which was underneath the planter box. CMR to fix the walkways on the 130 side which we are still asking for resolution. The Landscape Committee finished the planting of mid-courtyard planters. We also installed a new clock in the recreation room. There were 121 gate valves changed into ball valves in the garage.

February – Sealed the mid-courtyard with epoxy paint. We repaired the 124 fountain and the fountain is now working again. We also renewed our earthquake insurance. The new ball valves were “marked” with identification tags. The pool light was fixed.

March – Unit 304 had a parking lot leak that we addressed. Discussed getting plants for the planter boxes by Unit 108 – stairs by the pool area. Also had our handyman look at the leak from Unit 306 to Unit 206. The main gate on the 130 side was not closing properly so we had that fixed.

April – Foam was put into some of the surroundings of the drain holes in the garage ceiling. The Board decided to go to every other month Board meeting until necessary to go back to a regular month to month basis. Pool heating starts Memorial Weekend.

May – Pool hours officially changed from 9 am – 10 pm and rules for pool use were posted. Tree trimming was put off until the fall. Spring cleaning was begun for both the garage and patios. Construction House Rules hours are in our House Rules – F-8. Also, please be aware that the city also has city rules and Sunday construction can't begin before 10 am. The garage gate key-lock was not working so was changed. We also started accepting bids for the changeover from florescent lights to LED lights in the garage.

June – Snakes (garter snake) invaded the 124-trash room. We fixed the planter that was leaking into the garage from a broken PVC pipe. David Aguayo, electrician, change out the florescent lights in the garage to LED lights. Spring cleaning continued in both the garage and patios. The garage gate motor went out and was replaced by The Gate Keeper company. The circuit board also went out and had to be replaced as well. The Board decided to go back to every month Board meetings. We started looking at lighting in the Guest Parking Lot.

July & August – With the warmer weather, we had an influx of ants into our units. David Aguayo was given the acceptance of putting in a 2nd light, or alternative lighting, in the Guest Parking area. Water leaks were also addressed from the window planter boxes by Units 107, 109, 111, & 113. Charles, our other handyman, finished sealing the walls in the garage with Dry-Lok paint.

September – Notice was given that the election of new officers was coming up. The sauna heater was discovered to not be working, and we are currently looking to get that heater replaced. Jacuzzi signs were put up to ask residents to Turn Off When Not In Use as sometimes the timer sticks and the Jacuzzi stays on all night. Last year we had the timers both replaced. Rodents were discovered by Unit 104. The gardeners also assessed our tree trimming needs and gave us a bid. Planter box leaking was found over by Units 109 & 111. It was later learned that we had broken pvc pipes after the planters were dug out. A water bib was also replaced by Unit 102 that was found to be leaking.

October & November – Tree trimming took place by our gardeners. The planters that were dug out received new plants as well as the left planter by the entrance to the 130 side. We had the roofs revisited to get ready for the winter rains. Also, we had the drains cleared in the courtyard. Unit 104 had extensive roots growing in one drain over in his patio area. We checked the air dryer vents by Units 105, 205, & 305 or make sure they had a screen cover as one of the units had a mouse/rat enter his unit via his air dryer duct. The small planter box by Unit 109 was found to be leaking so our handyman, Luigi, dug it out and discovered that whoever had previously sealed the planter box did it incorrectly. Basically, we need to redo ALL the planter boxes in that row on both the 130 & 124 sides as we have extensive leaking occurring. The heater for the pool is also not working so we decided to wait until April to get the pool heater repaired since we don't use it over the winter months. New "kick plates" were put on the Recreation Room doors as water was taking its toll on many of the French doors. A leak was also fixed at the junction of the drain for Unit 402 & the Recreation Room. We are also looking to put in pressure valves for the landscaping PVC pipes and redo the drip system. Currently the pressure is at 80 psi, and our gardeners tell us it should be at 40 psi. New signs on the front gates of 124 & 130 were put up that say, "Smile You Are On Camera". We are also looking to upgrade and add to our security system. Currently we have an analog system and we are thinking of going to a digital system which would be more "thief" proof. At last month's meeting, we had about \$205,000 in reserves.

December To Do List: Continue with resealing the planter boxes as leaks continue to occur. Fix the sauna heater. Patios need to be addressed as many are a mess. Plants need to go into 3 planter boxes. Don't forget that in April, the Board will have to purchase a heater for the pool. Announcement of the New Board Members. Continue with the updates on our website: <http://www.arroyoakshoa.com> Holiday Party with our Board Meeting.