

Manager's Report February 3, 2009

Today we have 941 spaces full, 777 owners and 164 renters. It is interesting to note that we had 976 at the last meeting and last Friday we had only 918. This change is due to renters checking out. Yesterday, we had 22 renters check in giving us the total of 941. Last year at this time we had 145 renters and 764 owners for a total of 909.

The Activities Office sponsored The New Christy Minstrels in concert last Thursday night with approximately 500 people attended. I was impressed with how organized this was, the volunteer ushers had all these people in and seated quite quickly. Good job Jan and everyone!

Committees are all working hard to get their jobs done. The street committee has met with a contractor and I am expecting a bid back sometime this week. They have sent an initial bid, but we want it broken down into sections. I spoke with the owner of the company yesterday and he will do this for us.

The Budget committee brought their recommend on the operations budgets to the residents in a special meeting, January, 27th. These recommendations will go forward to the Board of Directors for their approval.

Planning and development has hand delivered a survey to every occupied lot concerning the laundries. These surveys may be turned into the main office until Feb. 12. Please turn these in so your opinion will be counted.

Facilities has made their inspection and invited the Apache Junction Fire Department to walk with them. Metro Fire Equipment was here on January 23 to re-do the fire extinguishers, and back again on the 30th to catch the ones they missed. We also added an extinguisher in the Craft Shop.

Last Sunday, the Computer Club sponsored a Super Bowl Party attended by 85 or so residents. This group gathered in the ballroom to watch the Arizona Cardinal go down to the Steelers 27 to 23. Too bad!

The election committee is in the thick of it right now with the Election in progress. The election is generating a lot of interest, especially the proposed amendments to the Articles of Incorporation and the CC&Rs. A resident wrote a letter on orange paper that was distributed to the residents in the park in January 24th. While every resident has a right to state an opinion, I felt that part of this letter should be addressed. In this letter, the Manager was accused of not doing her duty because a written Reserve Budget was not presented to the owners annually. In fact, the Board of Directors present a Reserve Budget annually and has for several years. Both the Reserve Budget and the Operations Budget are presented in open meetings to all residents and copies of both are available in the office. Reserves are the responsibility of the Board of Directors, not the Operations Manager.

We now have high speed internet available from Dish Network giving residents three options for high speed access: WiFi, DSL and Cable.

This past week Larry Martin and Ken Kennedy, a volunteer, replaced two radios one on the South tower and one on the center tower to improve our WiFi service. Perhaps you saw them with the lift and wondered what was going on.

The telephone outages on Gypsum were corrected by a new splice that went from 686 to 691.

Maintenance continues to repair 6-8 leaky risers per week. This is a continuation of our conservation effort. Further, in December 2007, the Board of Directors passed a resolution that prohibits washing cars in the resort. It also allows park model washing only once per year and hosing off patios once a month.

We have had to replace six mailbox locks due to lost keys. It is a good idea for owners to make sure their mailbox key is in their unit when they rent it out. We have renters who do not have mailbox keys and are having to have the locks changed so they can receive mail while they are here in Golden Vista. Then the owner comes next year and their key doesn't fit. We are keeping one copy of the key in the office to prevent this from happening, but it is a problem. For several years, my goal has been to have one key for every mailbox so if the owner or renter loses a key, we will have one that can be duplicated. We do have most of them, but not all. If we do not have a copy of your mailbox key in the office, you might consider having a copy made to leave with us.

Maintenance continues to change the filters for the AC/Heat systems; they fixed the leak under the sink in the Lapidary Shop, an irrigation system on a private lot with no occupant, three irrigation leaks in different common areas and replaced a valve. We have to replace the deck on the riding mower at a cost of \$420 plus tax.

We are receiving complaints on the cleanliness of the bathrooms, especially the showers by the pool. As you know the contracted cleaners work at night. With the amount of usage we have, it is necessary to clean more than once a day. We will be closing the bathrooms by the pool again this year from 11:00 am until noon every weekday so they can be thoroughly cleaned at that time. I am sorry for the inconvenience, but we really do have to get a handle on this problem. Last year, it really did work.

Other excitement included a car fire in front of 647. Thanks to the quick actions of a few residents, a real disaster was avoided. Residents ran water on the closest park models which kept the vinyl siding from melting, ran water on the car to keep the gas tank from exploding, and call 911 for the fire department. The good part is that no one was injured. The owner of the car had gone inside to visit when the car fire started. The only property damage was a singed palm tree and a melted street. The pavement on the street will have to be replaced as the extreme heat caused breakdown of the asphalt. I will get a bid for this replacement and see what coverage the car insurance provides. The repair can be done with other street work during the summer.