

Manager's Report

3-2-10

Today we have 948 spaces full, 184 renters and 764 owners. Last year at this time we had 941 spaces full, 775 owners and 166 renters. In 2008 we had 145 renters and 764 owners for a total of 909. Occupancy changes quickly at the first of the month as we have renters checking in and out.

This past month has been a busy one for committees, activities and maintenance. Since we are having some warm sunny days, work has begun at the Horseshoe Pits. New telephone cable is being placed there to connect twenty phones to new lines. Many people have had problems with phones being out of order completely or having cross-talk. We will also be able to have some spare pairs to use if other cables are compromised.

On Friday we replaced a pump motor in the small pool. The motor kicked off and the pool grew quite cool. Then Sunday, a hose sprung a major leak. Marty had to shut down the pump before it was ruined. Monday he replaced the hoses and the pool should warm up nicely over night.

Over the last few weeks I have been meeting with the Street Committee and Planning and Development. They are determining what projects to present for the coming fiscal year. I have been meeting with contractors to obtain estimates for the proposed projects.

These estimates will go to the Budget Committee and then on to the Board of Directors for final approval. The Operating Budget for fiscal year 2011, which begins on July 1, was presented in January to the residents. Both the Reserve Budget and Operating Budgets will be submitted to the Board this month.

Our recent rainy weather has highlighted a problem with the ballroom roof. I had a roofing contractor out to patch the leaks and check on the overall integrity of the roof. He agrees with the Facilities Committee, we need a new roof. Half of the roof is twelve years old and the other half is nine years old. Water from the old swamp coolers ran down the shingles which baked in the summer sun causing cracks. The new A/C units are not leaking, but we do have some rotting plywood that needs to be replaced. We have also removed the propane lines that used to provide heat leaving only one for the kitchen. The roof is as clear as possible, so the new roof should remain sound and intact.

Rainfall for the first two months of 2010 is 3.79". The total rainfall for the entire 2009 year was only 3.29". All of this rain coming in such a short time has also shown us other problems. The Dumpster Area has a drainage problem: standing water in the parking area. The Street Committee has graciously agreed to assist with this problem. Although we may never have this much rain again for years, the problem has to be addressed.

Traffic in this area is brisk. The dumpsters need to be repositioned as do the recycling containers to make this area more convenient and safer. The street committee and the recycling volunteers are helping with this dilemma. We are recycling more and more, which is great news. I'm extremely proud of Golden Vista's recycling effort. Unfortunately, we are running out of space in the containers, as well as in the area itself. Please remember to break down cardboard boxes before placing them in the container. We have so much in the containers that boxes take up too much space.

This month of March is traditionally a busy month as far as guests go. I must emphasize that we are short of extra parking. You will need to get a permit to park an extra car. Also, please be cautious about parking in the street. Parking along both sides of our narrow streets can present a hazard for emergency vehicles. Please do not park in front of your neighbors' house or block their driveway. Please do not walk between houses without permission and keep building materials contained. We need to be especially courteous during this busy time when the park is full of people enjoying our weather and activities.

Remember to caution your guests to shower before entering pools or hot tub. Also, proper attire is necessary to enter the pools. Shorts and t-shirts are filled with leftover soap from laundering and can cause suds in the hot tub. Sun tan lotion makes the water cloudy. Children under 18 years should not be in the hot tub at all. It can be hazardous to their health. Remember, guests are appreciated, especially grandchildren. Remember to watch the little ones around the pool. Keep the gates closed to the pool area.

We need to keep the gates closed to the patio area at all times. It is an Arizona law that we must respect. The County Health Department comes once a month to check our pools. The last two times, he came on Wednesday and found the gate blocked open during the barbecue. That is why Larry Martin has a collection of large rocks in his office. We will be fined next time. At any rate, we must keep the gate closed, especially when we have a large number of grandchildren visiting.

It is important that your guests wear badges so they can be readily identified as guests by other residents. We charge a \$5.00 deposit that is refundable when you return your badges.

Children under twelve are not supposed to be in the big pool. However, the small pool is scheduled with exercise classes until 11:00 am and volleyball at 1:30pm – 3:30 pm which does make it difficult to find a time for the younger children to swim. As in years past, I am asking the adults to make some allowances for the children who are guests of their grandparents. If the small pool is busy, residents may use the big pool with small children as long as a responsible party is in the water with them. As we all know, any self-respecting child cannot wait to get in the pool!

If the pools are covered, residents may uncover them to swim. Please do not allow children to swim with the covers only partially removed. This is dangerous.

The putting green may provide some entertainment for visiting children. We also have a large video library in the Activities office with many movies that are appropriate for children.

There is a wonderful playground by the library in Apache Junction where children can run off some energy. The library has a children's section. You can get a library card and check out videos. Prospector Park north on Idaho on Lost Dutchman, has tennis courts, soccer fields and playground equipment, as well as, places to picnic. Also a visit to the multigenerational center can be fun for everyone. You can also take children to Goldfield Ghost town where admission is free. There is also a train ride and a mine tour for which they charge admission.

Please do not allow children to drive golf carts unaccompanied.