

By Lois B. Weyermann
Secretary

Eleven residents attended the regular meeting of the Second Walnut Creek Mutual board on May 24.

Building maintenance report

Building Maintenance Manager Mark Marlatte reported that carpentry preventive maintenance of residential buildings is ongoing on Leisure Lane and carport maintenance on Stanley Dollar Drive.

During the rehabilitation program, the fire separations on balconies in G-11 buildings will be installed. Specifications for hallway redesign are being developed. The seven roofs in the 2007 roof replacement program have been substantially completed.

Rehabilitation of one of the manors on 1200 Canyonwood Court has been 60 percent completed and rehabilitation of an additional manor is in the design stage. Sump pumps are still active at the 1200 Canyonwood site. Four bridges have been completed. The 2007 manor lube program is 72 percent completed. Appliance replacements for the month of April were \$22,667.

In response to a letter received from a resident inquiring if squirrels damage roofs, Marlatte stated that he has never seen squirrel damage on the roofs. The only evidence of squirrels is the plugging of roof vents. When identified, roof vents are screened off. Geese tend to stain the roofs, but do no significant damage. As standard maintenance, problematic roofs are cleared of debris on a regular basis.

President Barbara El-Baroudi reported that there were 27 residents who had not had manor lube inspections for several years. After being contacted by letter and a telephone call, most of the inspections have been completed. Several are still outstanding and inspections will be carried out soon. These are important inspections and residents need to cooperate by allowing entry into their manors for this annual service.

Landscape report

Landscape Manager Rich Perona reported on lawn, entry and tree maintenance and rehabilitation projects. All turf areas will be treated with weed prevention, aerated and fertilized in early June.

Weekly entry maintenance continues. The schedule is published monthly in the Rossmoor News. The landscaping rehabilitation crew is completing work on Leisure Lane Entry 4. A meeting with Leisure Lane Entry 6 residents was held to review proposed landscaping. The proposed tree work, reported in last month's article, has been completed. In addition to regularly scheduled maintenance, resident work orders have been completed.

Perona informed the Mutual that EBMUD has reported that California has

been declared a drought zone. Water usage over the past year should be cut back by 15 percent. Residents can begin to assist in this cutback by conserving water usage. Take vehicle to a car wash facility and avoid hosing down parking stalls, driveways and patios.

Perona reported that 75 ET smart controllers, replacing the current irrigation controllers, have been purchased and will be installed as soon as they arrive. Turf areas may appear to be slightly dryer following the installation of the new controllers. Turf technicians tend to over water lawn areas. The new ET smart controllers will control the water usage to more effective and appropriate level.

As part of an eco-friendly method of weed abatement, goats have been brought in to graze on the hillsides. According to Perona, the program has been successful.

Treasurer's report

Treasurer Wilbur Sprague reported that expenses are negative to budget year to date; however, by year's end, they should level out. Fund balances are healthy with over \$2.8 million in the HUD reserve and \$3 million in replacement reserves.

Resales are low and delinquencies are high. Residents are encouraged to enroll in the automatic coupon payment program (ACH) to avoid delinquency fees. Residents who have been delinquent and enroll in the ACH program will have their late fees, up to the time of enrollment, forgiven. Call Darlene Lavis at 988-7621 to request the proper form for enrolling.

There were four resales in the Mutual in April. The median price was \$261,500. Year-to-date median price is \$213,500. As of May 2, \$9,902,328 has been placed in share loans for individual members.

New business

Vice President Charles Shaddle reported completing an inspection of 50 Dumpster areas located in the Mutual to determine if additional bins are needed, repairs to enclosures are required and if some Dumpster removals are necessary. Shaddle also reported misuse of recycling bins.

The next board meeting will be held Thursday, June 21, at 9 a.m. in Peacock Hall at Gateway.