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# PINESTONE

AT PALMER RANCH

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## January – June 2015 Update of Pinestone Facilities Committee Activities

- Clubhouse, Pool Gazebo and Building #6 were reroofed by Roofing by Curry.
- The owners of #6 are getting a wind mitigation yearly insurance reduction from \$44 to \$89 so far.
- Twenty outside security lights were repaired or bulbs replaced on 6/24.
- 8 stop sign posts and the street names signs were repainted and new stop signs installed.
- Fire and Water Valve covers were painted red and blue respectively.
- The water valves have been inspected and 7 were not operable and will need to be repaired.
- The swimming pool has had 4 new LED lights installed and timed to shut off after 11 p.m.
- The hot tub timer problems have been corrected by replacing the faulty timer.
- Tennis court posts have been repaired/replaced and benches installed.
- Four rusty landscape grate covers over the storm sewer pipes have been replaced.
- The cork flooring at the mail kiosk still remains to be removed and an alternative put in its place.
- A review of whether or not to install gutter guards in the areas adversely affected by pine trees is being made.
- The tennis court surface and basketball surface may need to be resurfaced within a year or so.
- The irrigation system valves and sprinkler heads keep needing replacement or repairs due to age and damages.
- Several reviews of ongoing maintenance/inspection needs are being made for efficiency and minimizing disruptions.
- Copper Pipe Replacement work in first six months of 2015: (The volunteers and staff deserve a big thank you )
  - 119 units to be done
  - 3 additional units were found to be completed
  - 1 unit leaked before re-pipe
  - 67 units have been re-piped as of 6/30/15
  - 50 units left to be re-piped
  - Plumbers average 4 ½ units per week
  - Estimate completion date is September 10, 2015
  - Approximately 12 units ordered new water heaters with the discounted price
  - Jerry Wells is caught up with the drywall work and is usually in the unit the day after the re-pipe

Respectfully Submitted,  
Ed Wambold