

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
October 25, 2011

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*Managers Reports*

ITEM J.2

Community Entry Area Maintenance Report

LIGHTING

Bemus Landscaping recently began a comprehensive study of the landscape lighting system, checking every single light fixture and low-voltage transformer for any problems such as lower-than-acceptable voltage output to any single fixture, adjusting any transformers that are producing too much or too little power. During the field evaluation several fixtures were found to be receiving a weak output from the transformer and additionally, many fixtures were fitted with incorrect bulb wattage. The technician also found a burned out GFI outlet that was immediately replaced. In the last week of October the final work to correct the problems should be completed. Lastly, a light fixture was stolen recently. It is noticeable where the wires were cut and the light pulled up out of the ground. A replacement has already been ordered.

MAINTENANCE of LANDSCAPING

There are two dying/poorly growing hibiscus plants that are being replaced down in the new parking area. The tall bamboo shoots (upwards of 20 feet tall) are being removed. This will be a regular effort to keep the shoots removed now that we have an established and thriving jungle. Much of the ground cover around the tall lava bowl column was trampled by the RR crews but it is coming back just fine.

A white fly infestation from late September has been sprayed and eradicated.

WOODWORK MAINTENANCE

The replacement of the damaged exit gate was ordered last week. No word yet on the time involved to build the new gate. I am trying to get an answer out of Fenceworks on this.

Re-oiling of needed areas on the gates and building will get underway in the last week of October. Some work was done in early October and the painter needs to return to oil the remaining areas.