

CAPISTRANO BAY DISTRICT
AGENDA REPORT
February 28, 2012

Managers Reports

ITEM J.2

Community Entry Area Maintenance Report

LIGHTING

With the change to lower wattage bulbs in the area accent lighting fixtures (from 50 watts to 35 watts) we are saving on electricity and the bulbs are lasting much longer. Currently, there are two fixtures that are burned out (not the bulbs but the wiring). Bemus will be exchanging them with the mfg. The Aurora-brand light fixtures come with a lifetime warranty and are NOT supposed to have water on the inside – we can exchange them when this happens. Out of 70 light fixtures total, we have had this problem with only 3 fixtures and Aurora has been great about honoring their warranty.

MAINTENANCE of LANDSCAPING

At the January Board meeting it was agreed that Sheila Bullock and a few property owners would evaluate the problems with the dying plants around the entry and make recommendations. She met on site with homeowners Diane Southwick and Toni Bancroft. It turns out Toni is a nursery professional working for Armstrong Nursery. A site evaluation was conducted. A second site walk was conducted with Toni and the District Manager to identify problem areas and look at potential plant-variety replacements. The Manager will mark up a set of site plans with the appropriate notations indicating where new plants are to be located and specifying the plant varieties to be planted. This marked up site plan can then be handed over to Bemus Landscaping for a quote to remove old and plant new. This will not be a wholesale change to the existing plant palette. Rather, there will be minor but noticeable improvements in selected areas to fill in bare spots and to replace some of the poorer-performing varieties.

WOODWORK MAINTENANCE

Re-oiling of needed areas on the gates and building is a continuous task on about a three-month cycle. We are finding that the seaward side of the building and the south side of the gates are weathering more rapidly and require more frequent care, hence the three-month as needed interval based on visual inspections of each area. A re-oiling of the south side of the auto gates was ordered on 2/21 and will be underway first week in March.