

Dear Americana Gardens Owners,

Monday July 10, 2017

The Board of Directors has a few updates:

1. Carport contract signed at the last meeting along with demolition and lighting contract. (Permit application in process.)
2. Lighting on Sunrise. Sorry it took so long. The original \$1800 bid for trenching we thought was high. We asked Vanessa for 3 bids not just one and we got it done for \$900. A \$900 dollar savings!
3. Landscaping- We have done so much Desert-scape we spoke to the Landscaper and we were paying \$3200 for monthly landscape with David here five (5) days a week. We had a total of \$4500 Landscape Monthly Budget. Now it will be \$2500 Monthly Maintenance with David here three (3) days a week and a total of \$2500. Annually from \$38,400 to \$30,000 an \$8,400 savings.
4. Rusted fence @ North pool repaired and pool lighting repaired
5. We filed a claim for wind damage and received \$40,000 from the insurance company!!
6. New Property Manager: Jennifer Zeivel
7. Water shut offs - so you understand why, every 2 to 4 units have a shut off behind the building. They are original and when you want to replace the inside shutoffs or remodel, if the outside ones are bad we have to shut the water off to replace them.
8. PLEASE, NO GREASE DOWN THE DRAINS.
9. At the next meeting we will be looking at bids to do long overdue work to both broilers.
10. New thermostat (Programmable) in clubhouse that will turn off at night.
11. Rentals have a **thirty (30) day minimum**. We are bringing all into a hearing and fining them. Please let us know if you are having a problem with a short term rental and we will do our best to stop the problem.
12. Please inform management in advance of AC replacements.