

12/25/2023 PROPERTY MANAGER'S REPORT

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PAVING REPAIRS- On 12/20 and 12/21, Atlantic Southern Paving made paving repairs at various sections of Century Village. These repairs will continue during January, 2024.

HOMELESS ENCAMPMENTS, REFLECTION BAY- Recently, I received several reports of homeless persons encamped on the Reflection Bay property. After confirming the location of these encampments, I reported them to PBSO and to the owner of the property. Platinum Security will keep an eye on these encampments, as well as the spots where these people might enter CV. On 12/24, a Golf Edge unit owner discovered a spot where an old construction fence was pushed down; this fence was put back up on 12/25 and a trail cam was installed.

BULK TRASH- Last Friday, Waste Pro missed a number of bulk trash items at various sections of CV. At my request, a "clam truck" was sent out on Saturday, and I brought the truck to the missed items. Bulk trash pickup day is Friday; bulk items should not be put out before Thursday. There is a weekly limit on bulk trash: three large pieces or two cubic yards.

STORM DRAIN, OXFORD SECTION- On 12/21, Anchor Marine crawled into an underground storm drain pipe near Oxford 300, and found it to be rotted out at several sections. This section of pipe will be repaired and re-lined with a heavy duty pvc pipe liner.

IRRIGATION- On 12/21, Chabot Irrigation replaced a fiberglass cover at the Wellington H/J irrigation pump station. On 12/22, Chabot replaced a failed check valve at the Northampton irrigation pump station. Last week, Seacrest Services removed dead ficus shrubs from the Northampton irrigation station and installed new clusia shrubs.

END OF REPORT



WINDSOR SECTION- DETERIORATED SECTIONS OF ROADWAY ARE REMOVED, READY FOR NEW ASPHALT.



WINDSOR SECTION- REPAIRS COMPLETE. THIS REPAIR WORK WILL RESUME IN JANUARY.



REFLECTION BAY- THESE HOMELESS ENCAMPMENTS APPEAR ON THE REFLECTION BAY PROPERTY FROM TIME TO TIME. PBSO AND THE PROPERTY OWNER HAVE BEEN NOTIFIED.



GOLF EDGE- ON 12/24, A CV UNIT OWNER REPORTED THIS SQUASHED DOWN SECTION OF THE OLD CONSTRUCTION FENCE, POSSIBLY DONE BY HOMELESS PEOPLE LIVING ON THE RB PROPERTY. SECURITY PICKED UP AND ZIP-TIED THE FENCE BACK IN PLACE. A TRAIL CAM WAS INSTALLED AT THIS SPOT AS WELL.



SALISBURY H- MISSED BULK ITEM.



SALISBURY H- MISSED BULK ITEMS WERE PICKED UP BY WASTE PRO ON SATURDAY.



OXFORD SECTION- THIS HOLE LINED UP WITH AN UNDERGROUND STORM DRAIN PIPE. ANCHOR MARINE WAS CALLED IN TO INSPECT THE PIPE.



OXFORD SECTION- THIS ROTTED OUT SECTION OF UNDERGROUND STORM DRAIN CULVERT PIPE WILL BE REPAIRED AND RE-LINED WITH A HEAVY DUTY PVC LINER.



WELLINGTON H/J- NEW IRRIGATION PUMP COVER INSTALLED BY CHABOT IRRIGATION ON 12/21.



**NORTHAMPTON SECTION- THESE DEAD FICUS SHRUBS,
SURROUNDING THE IRRIGATION PUMP STATION, NEEDED TO GO.**



NORTHAMPTON SECTION- NEW CLUSIA SHRUBS AND WHITE ROCKS INSTALLED BY SEACREST SERVICES. THE GREEN CHRISTMAS TREE STRIPS WILL HIDE THE STATION UNTIL THE BABY SHRUBS GROW.



NORTH DRIVE- IT TAKES A COUPLE YEARS, BUT ONCE THE CLUSIA GROW UP, THEY CONCEAL THE PUMP STATIONS NICELY.



HASTINGS B- SMASHED PICKUP TRUCK WITH FLAT TIRES AND EXPIRED REGISTRATION TAG. REPORTED IN BY A CV UNIT OWNER. COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, # C-2023-12210003.



**BERKSHIRE K- CAR WITH HOMEMADE REGISTRATION TAG.
REPORTED IN BY A CV UNIT OWNER. COMPLAINT WAS SENT TO
PBC CODE ENFORCEMENT.**



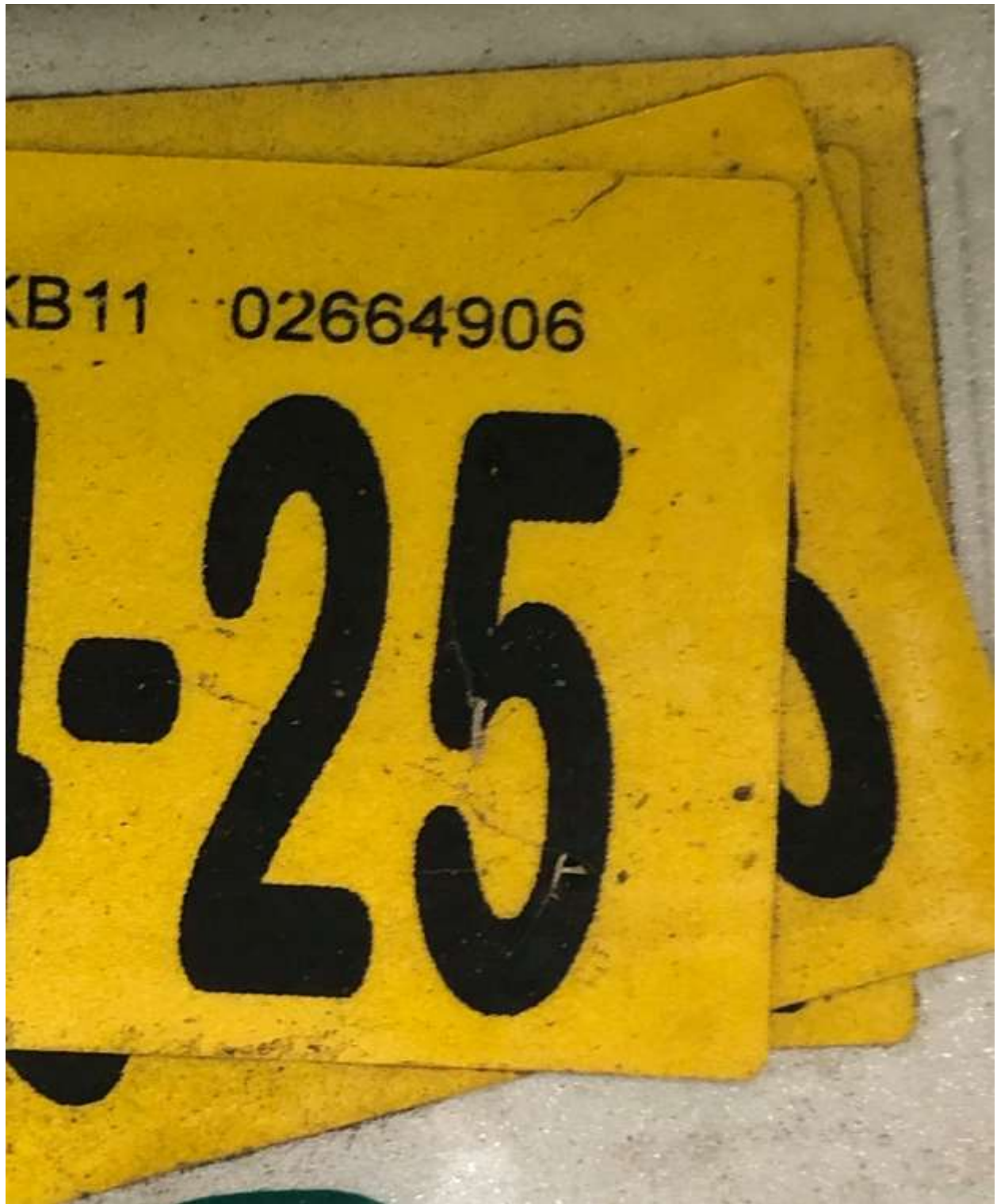
CAMDEN I- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT.



EASTHAMPTON B- THIS CAR HAS A PIECE OF JUNK COVERING THE CARS VEHICLE REGISTRATION NUMBER (VIN). FISHY.



EASTHAMPTON D- HERE IS THE CAR'S VIN NUMBER.



EASTHAMPTON D- VIN NUMBER ON THE REGISTRATION TAG DOES NOT MATCH THE CAR'S VIN NUMBER. REPORTED TO PBC CODE ENFORCEMENT.



COVENTRY D- RECREATIONAL VEHICLES MAY NOT BE STORED ON ASSOCIATION PROPERTY. REPORTED TO PBC CODE ENFORCEMENT.



HASTINGS G- DUMPSTER WITH ROTTED OUT BOTTOM. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



NORWICH F- DUMPSTER WITH ROTTED OUT BOTTOM. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



HASTINGS C- BLUE RECYCLE BIN WITH BUSTED LID. CALLED IN BY A CV UNIT OWNER. REQUEST FOR REPAIR WAS SENT TO WASTE PRO.



HASTINGS G- YELLOW RECYCLE BIN WITH CRACKED LID. CALLED IN BY A CV UNIT OWNER. REQUEST FOR REPAIR WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.