

2/12/2024 PROPERTY MANAGER'S REPORT

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CANDIDATE'S FORUM- On 2/2, the candidate's list for the 3/1 UCO Annual Elections was finalized. There are two candidates for UCO President, two candidates for UCO Treasurer, six candidates for UCO Vice President, one candidate for UCO Recording Secretary, one candidate for UCO Corresponding Secretary, and fourteen candidates for the UCO Executive Board. On 2/8, over 100 CV unit owners attended a Candidate's Forum, where CV unit owners running for UCO offices communicated with their neighbors. This event was recorded, and can be viewed on our Community TV Channel 592 and at WWW.UNITEDCIVIC.ORG.

IRRIGATION- Century Village's irrigation system depends on 27 UCO maintained irrigation pump stations, located throughout the Community. These installations require regular repairs and preventive maintenance to provide reliable irrigation service to the CV association properties. Last week, Chabot Irrigation performed repairs and maintenance at pump installations in the Coventry and Bedford sections.

REFLECTION BAY, HOMELESS CAMPS- Our security contractor, Platinum Security, continues to find pushed down sections of construction fence, and also occasional "hop overs" by unauthorized persons from the Reflection Bay property. I have sent reports to PBSO, PBC Code Enforcement, and to the owners of the Reflection Bay property. Platinum Security is patrolling these areas; pushed down sections of perimeter fence are repaired when discovered. On 2/9, PBSO Deputies, led by Sergeants Hightower and Robinson, removed seven homeless persons from this property. The property owner, Kolter Land, will clean up the camp areas and repair the fence along Haverhill Road to deter future trespassers.

END OF REPORT

CONDO CLASSES AT CV CLUBHOUSE

Attorney Mark Friedman of the Becker Law firm will be presenting three classes at the CV Clubhouse:

Borrowing Money/ Taking out an Association Loan- January 31, 10:30 AM to 11:30 AM. *"Taking out a condominium loan is becoming more common. This seminar will take you step-by-step through the process."*

Avoiding Discrimination in Housing -- February 15, 10:00 AM to 12:00 PM. *"Avoid situations where the Board could be accused of discrimination."*

Anatomy of a Water Leak – February 21, 10:30 AM to 12:00 PM. *"In older buildings, leaks are going to occur. How should they be handled? Join the seminar and find out."*

No registration required for these classes.



CV CLUBHOUSE- OVER ONE HUNDRED CV UNIT OWNERS ATTENDED THE UCO CANDIDATE'S FORUM ON 2/8. WATCH THE VIDEO AT WWW.UNITEDCIVIC.ORG AND TV CHANNEL 592.



CV CLUBHOUSE- OUR THANKS TO P.B. COMMISSIONER GREGG WEISS FOR MODERATING OUR UCO CANDIDATE'S FORUM.



SOUTH LAGOON- INTAKE PIPE FOR THE BEDFORD SECTION IRRIGATION PUMP STATION WAS PULLED OUT AND REPAIRED BY CHABOT IRRIGATION ON 2/6.



BEDFORD SECTION- NEW INTAKE SCREENS INSTALLED ON LAGOON END OF PUMP INTAKE PIPE. THESE KEEP MUD AND JUNK OUT OF THE PUMP.



BEDFORD SECTION- NEW CHECK VALVE INSTALLED AT PUMP STATION INTAKE LINE. THIS VALVE KEEPS WATER RUNNING IN ONE DIRECTION, FROM THE LAGOON TO THE PUMP.



COVENTRY SECTION- NEW BALDOR PUMP MOTOR INSTALLED BY CHABOT IRRIGATION ON 2/7.



REFLECTION BAY- HOMELESS ENCAMPMENT, CLOSE TO GREENBRIER AND SOUTHAMPTON SECTIONS.



REFLECTION BAY- HOMELESS ENCAMPMENT, CLOSE TO GREENBRIER AND SOUTHAMPTON SECTIONS. ONE GUY AT THIS CAMP WAS CAUGHT BY ONE OF OUR PERIMETER STEALTH CAMS, CROSSING OVER INTO SOUTHAMPTON SECTION. PLATINUM KEEPS A SHARP EYE OUT FOR THESE PEOPLE.



REFLECTION BAY- HOMELESS ENCAMPMENT, CLOSE TO GREENBRIER SECTION. THIS VACANT SEVENTY-TWO ACRE PARCEL, WITH MANY SECTIONS OF OVERGROWTH, IS VERY ATTRACTIVE TO HOMELESS PEOPLE, AND NEEDS TO BE PATROLLED REGULARLY. PBSO REMOVED SEVEN HOMELESS PEOPLE FROM THIS PROPERTY LAST WEEK. IF THEY RETURN, THEY WILL BE ARRESTED. KOLTER LAND WILL CLEAN UP THE CAMP AREAS AND REPAIR FENCES TO DETER FUTURE CAMPERS.



UCO OFFICE- THESE BENCHES, AT THE BACK OF THE UCO OFFICE BUILDING, NEEDED TO BE MADE LEVEL WITH THE WALKWAY. FAZA CONTRACTORS WAS HIRED TO DO THIS WORK.



UCO OFFICE- NOW THE SITTING AREA IS LEVEL.



SHEFFIELD F- THIS PILE OF JUNK WAS PUT OUT TO THE STREET ON SUNDAY, 2/4, AND REMAINED UNTIL THE NEXT BULK TRASH PICK UP ON 2/9. UNACCEPTABLE. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT # C-2024-0250003.



OXFORD SECTION- OLD CHRISTMAS TREES SHOULD BE REMOVED FROM ASSOCIATION PROPERTIES BEFORE EASTER. THIS ASSOCIATION'S PROPERTY MANAGER WAS NOTIFIED.



ANDOVER SECTION- THIS FRIDGE WAS PUT OUT AFTER THE BULK TRASH TRUCK PASSED BY ON FRIDAY. AS A COURTESY, WASTE PRO SENT OUT A SECOND TRUCK ON SATURDAY.



SHEFFIELD O- ON 2/6, PLATINUM SECURITY RECEIVED A REPORT THAT BUSTED UP CONCRETE WAS BEING DUMPED INTO THE SHEFFIELD O DUMPSTER. THIS DRIVER OF THIS TRUCK, BELONGING TO MEADOWS NURSERY, WAS FOUND TO BE UNLOADING CONCRETE INTO THE DUMPSTER. THIS CONTRACTOR WAS WORKING FOR PLYMOUTH P.



SHEFFIELD O- PLATINUM SECURITY ORDERED THE CONTRACTOR TO REMOVE THIS BUSTED UP CONCRETE FROM THE RESIDENTIAL DUMPSTER, AND TAKE IT OFF PROPERTY. THE ASSOCIATION THAT HIRED THIS CONTRACTOR, PLYMOUTH P, AND THEIR PROPERTY MANAGER WERE NOTIFIED.



ANDOVER SECTION- OPEN HOUSE SIGNS ARE NOT ALLOWED ON CV ROADS. I CONTACTED THIS REALTOR AND TOLD HER TO CUT IT OUT.



OXFORD COLONY CLUB- BUSTED BLUE TOTER. CALLED IN BY A CV UNIT OWNER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



KENT B- BUSTED LID, BLUE TOTER. CALLED IN BY A CV UNIT OWNER. REQUEST FOR REPAIR WAS SENT TO WASTE PRO.



SHEFFIELD D- RUSTED OUT DUMPSTER. REQUEST FOR REPLACEMENT WAS SENT TO UCO.



SHEFFIELD P- RUSTED OUT DUMPSTER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



NORWICH D- RUSTED OUT DUMPSTER. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.