

3/18/2024 PROPERTY MANAGER'S REPORT

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RATS!- On **3/9**, I received a report from a Cambridge I unit owner about a rat infestation in that Association's dumpster. The unit owner used a shovel to kill the rats. On **3/10**, I inspected this area and found live rats in the dumpster, and an underground rat burrow nearby. I advised this Association's Board, and their Manager, to contract with a licensed pest control company for a rodent control program. UCO maintains a limited rodent control program in areas of Century Village that are prone to rat infestation: along waterways and fence lines, at irrigation pump stations, and at the five buildings that are owned by UCO. ***This program is not intended to substitute for each CV Association having their own rodent control program in place.***

With a number of major construction projects planned or already in motion (South Canal, North Canal, Reflection Bay), Century Village Associations should expect to see an increase in rodent infestation issues and plan accordingly. A rodent control program typically consists of kill-traps (self explanatory) and bait stations, which cause rat colony collapse. Killing live rats with a shovel is ill-advised. Rats can scurry up a shovel handle very quickly, and rat bites can carry dangerous pathogens that can cause infections. ***Best to leave rat killing to professionals.*** Also, there have been issues in the past with CV residents picking up UCO maintained bait stations and moving them onto residential properties, rather than paying for their own programs. This is a bad idea; the bait is ***Wayfarin***, which is a blood-thinner that can make a person sick if it gets onto their skin.

CV Association Property Managers can help with arranging for rodent control services, or Associations can contract directly with any licensed pest control company (Hulett Environmental, Marty Bugs, etc.). De-ratting of residential buildings is expensive, dangerous and disgusting. Having a rodent control program in place is the best way to prevent rat infestations.

CV NEWCOMERS MEETING, 4/9- CV NEWCOMERS MEETING, Please see the flier appended to this report, and post it to Association bulletin boards. All CV residents are welcome to attend this meeting, which will cover a wide range of topics related to life in our Community.

CONDO BOARD MEMBER CERTIFICATION CLASS, 3/20- All new Association Directors are required to be certified within 90 days of being elected or appointed to the Board. Best way to accomplish this is to attend a **BOARD MEMBER CERTIFICATION CLASS**. This **Wednesday, at 9:30 AM**, Attorney Mark Friedman from the Becker Law Firm will give an in-person class at the **Century Village Theatre**. Participants will receive a Certificate Of Completion. Advance registration is requested:

<https://online.beckerlawyers.com/77/1802/landing-pages/rsvp-blank.asp>

PAVING REPAIRS- This week, Atlantic Southern Paving will be making repairs to roads and walkways at various sections of Century Village.

END OF REPORT



CAMBRIDGE I- ON 3/8, A CV UNIT OWNER WENT AFTER THE RATS IN HIS DUMPSTER WITH A SHOVEL. YIKES! THESE THINGS ARE LIGHTING QUICK, AND CAN JUMP FOUR FEET STRAIGHT UP. AND THEY BITE.



CAMBRIDGE I- THIS IS AN IMPRESSIVE BODY COUNT, BUT ILL-ADVISED NONETHELESS.



CAMBRIDGE I- THIS RAT INFESTED DUMPSTER IS NEXT TO NORTH CANAL, NEAR A LARGE STAND OF PALMETTO PALMS. THE ROOT SYSTEMS OF THESE PALMS ARE NOTORIOUS FOR HARBORING RAT BURROWS. FOOD, WATER, AND HARBORAGE- A PARADISE FOR RATS. EVERY CV ASSOCIATION SHOULD HAVE A RODENT CONTROL PROGRAM IN PLACE. DE-RATTING A RESIDENTIAL BUILDING IS EXPENSIVE.



CAMBRIDGE I- ON 3/9, I INSPECTED THIS DUMPSTER, AND THIS FELLOW POSED FOR A PICTURE BEFORE I RAN AWAY. NO RAT BITES FOR DONALD.



CAMBRIDGE I- I FOUND THIS RAT BURROW BETWEEN NORTH CANAL AND FALKIRK STREET. IN THE NEAR FUTURE, THIS CANAL WILL BE DREDGED, AND PALMS AND TREES WILL BE PULLED OUT, WHICH WILL DE-HOUSE RATS. ALL CV ASSOCIATIONS SHOULD HAVE A RODENT CONTROL PROGRAM IN PLACE NOW, BEFORE THE DE-HOUSED RATS START LOOKING FOR NEW HOUSING.



CAMBRIDGE I- THERE IS ONE RODENT BAIT BOX ACROSS THE STREET FROM THIS BUILDING. THERE USED TO BE MORE BOXES LINING THE SIDE OF THIS CANAL, BUT CV UNIT OWNERS PICKED THEM UP AND MOVED THEM ACROSS THE STREET, RATHER THAN PAY FOR THEIR OWN. I DIRECTED HULETT ENVIRONMENTAL TO INSTALL MORE BAIT STATIONS ALONG THIS CANAL. PLEASE LEAVE THEM ALONE.



BEDFORD SECTION- THESE BAIT STATIONS, ALONG SOUTH CANAL, WERE NOT MOVED BY RESIDENTS AND PROVED VERY EFFECTIVE.



CAMBRIDGE I- THESE DRAIN HOLES, ON THE SIDES OF THE DUMPSTERS, ARE USUALLY HOW RATS GET IN. NOT IN THIS CASE, BECAUSE THE HOLE IS PLUGGED. CV PROPERTY MANAGERS CAN PLUG THESE DRAIN HOLES, IF NEEDED. CHECK YOUR DUMPSTER.



Newcomers Welcome Meeting

Tuesday, April 9, 2024

2:00 PM

Clubhouse Meeting Room "C"

(All New Residents Welcome)

PLEASE POST THIS FLIER TO ASSOCIATION BULLETIN BOARDS



NORTHAMPTON L- THIS SECOND FLOOR PATIO IS JAMMED WITH JUNK, WHICH IS AN EYESORE, BUT ALSO A SERIOUS FIRE EGRESS BLOCKAGE. REPORT WAS SENT TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-03140017. THIS CONDITION WAS INSPECTED BY A CODE ENFORCEMENT OFFICER ON 3/15. THE NOTICE OF VIOLATION WILL LIKELY GO TO THE ASSOCIATION, BECAUSE PATIOS ARE LIMITED COMMON ELEMENT AND THE ASSOCIATION IS RESPONSIBLE FOR KEEPING THESE AREAS SAFE AND JUNK-FREE.



LAKE WELLINGTON- THESE PLASTIC DUCKS AND GEESE WERE INSTALLED BY CHABOT IRRIGATION LAST WEEK. THEIR JOB IS TO HOLD A BELOW-WATER IRRIGATION PUMP INTAKE PIPE UP AND OUT OF THE MUD.



HVERHILL ROAD ENTRANCE- I FOUND THIS DEAD PALM ON 3/10. IT WILL BE REMOVED BY SEACREST SERVICES SOON.





KENT J- A UNIT OWNER STUFFED THIS DUMPSTER WITH KITCHEN CABINETS, LEAVING NO ROOM FOR HOUSEHOLD GARBAGE. THE ASSOCIATIONS PROPERTY MANAGER AUTHORIZED SPECIAL PICKUP BY WASTE PRO. THE UNIT OWNER WILL BE BACK CHARGED.

