

PONDEROSA COMMUNITY CLUB ASSOCIATION MANAGER REPORT

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July 2017

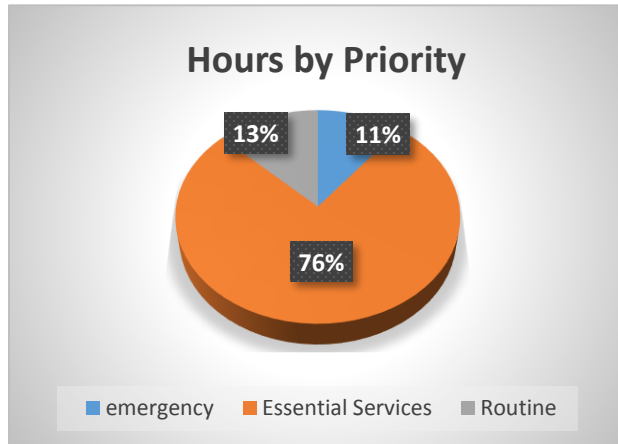
Current Project & Task List

Following is a list of work we have completed (dark dot) or are in process, or have still to do (clear dot).

- Potholes
- Well # 2 wiring repair
- Well # 2 clean rheostat
- Nitrate test
- Clean trucks
- Swap snow tires
- Clean up park
- Set up volleyball
- Clean up maintenance area
- Lawnmower repair
- Shetland water chamber
- Stetson stop sign
- Sprinkler system
- Fire dept septic locate
- Sweep roads
- Open Pool
- Saddle water chamber leak
- Well draw down test
- Repair Big Toy
- Lariat tree removal
- Calibrate prv's
- Exercise emerg h20
- Burn/clean up pile
- Flush hydrants
- Flush blowoffs
- Exercise dist valves
- Booster pump building
- Clean ditches
- Interstate truck teardown
- Meter readings
- Security cameras



- We had two major projects last month, a water leak under the Clubhouse and a major repair/reinstall of the big playground toy structure.

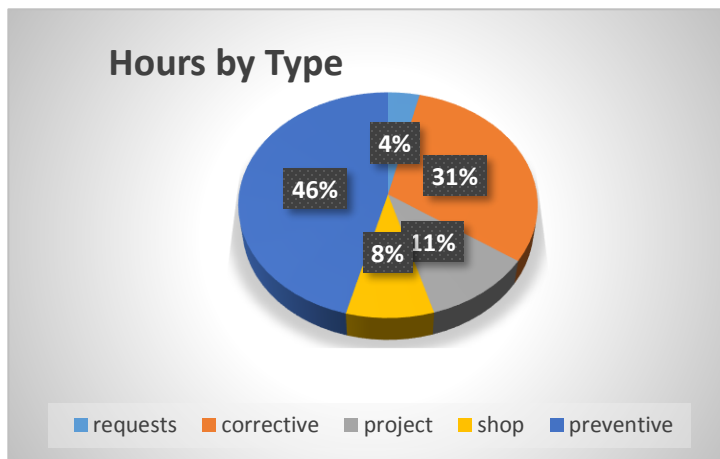


PRIORITY 1 - EMERGENCY: Service requests that are submitted to report conditions that affect the life, health or safety of members of the Community **or** conditions that present a potential safety or health issue that may become an emergency if not addressed within one work day

PRIORITY 2 – ESSENTIAL SERVICES: Daily, weekly, monthly, or seasonally assigned tasks that support maintenance activities for Community assets such as the water system, pool, buildings & grounds, and roads & equipment. Includes Fixed tasks, (work that needs performed on a regular basis)

PRIORITY 3 – ROUTINE: Routine maintenance reflects the majority of requests for work and/or information services received from Community Members and Committees. This work is scheduled on a First-In/First-Out basis in coordination with pending scheduled work, including higher priority items and emergency work. Includes Events (work that is unrelated to asset maintenance or corrections)

PRIORITY 4 – DEFERRED: Service requests submitted for “special projects” can be prioritized as deferred, pending receipt of funding and/or Board Approval.



Service Work (customer requests)

Corrective (restoring an asset after a failure)

Project (ongoing multi day tasks)

Shop Time (cleaning, procurement, paperwork)

Preventive (proactive orders designed to prevent failures)

Additionally, we are currently dealing with water operator classes for Andy, the failed pool card computer in the office, and zoning code enforcement with the county. There are also several items for an executive session.

Thank You!

Office Hours: Tues. – Fri. 8 am – 12:30 pm Saturdays 8 am 3:30 pm – closed Sunday & Monday
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