

Silver Queen West Condominiums
Manager's Report For 02/22/2014

Vehicles

The backhoe is currently out of service with a missing kingpin bearing at the right front wheel. Repairs are expected early next week.

The truck is running good, although it has a minor problem with the plow that appears to be either a small piece of debris in the hydraulics at the 6-way valve; or it could be a problem with the six way valve itself. I've not had a chance to take the truck in for service on the power door locks or transmission shifting problem that were discussed at the Annual Meeting.

Boilers & Water Heaters

The boiler systems have been running well with minimal problems. They run better in the winter when the systems are most active and there's less chance of an air lock in the boilers. This past fall I bought a spare 220 volt pump for heat circulation. Backup pumps are built into the system; but can only be used temporarily, because they are noisy and shake the pipes.

Buildings

No roof or balcony/deck leaks reported. On 2/14, a leak was reported by 7203 owner that turned out to be a pipe in the wall behind the toilet and was contributed to by a tub trap in the unit above that had completely disconnected from the tub drain. Some repair work is needed in the studio unit.

Grounds

There has been a lot of snow this season. Storage is tight, but we should be able to get through without contracting to haul out. It just takes more time to shuttle bucketloads to the lower lots, and when those storage areas fill up then it's time to close off more parking. Currently we've lost about 5 or 6 spots below Bldg. A to snow storage, but it hasn't had any impact on the overall parking situation.

Rules

Overall rules compliance has been good this year. Noise complaints have been limited to units with hard surface flooring and not wild parties. Other complaints have been typical and minimal, including cigarette butts, people not picking up after their pets and parking of a couple commercial vehicles.

Summer Projects

There will be some retaining wall damage to repair, as some boulders and timbers have been dislodged or torn up during snow removal operations.

I'm not planning on doing any flower barrels this year, but we'll probably do some at the entry sign. During renovations, the grounds will still need to be cleaned up after winter and maintained to keep noxious weeds from taking over.