

Silver Queen West Condominiums
Manager's Report For 06/27/2014

Vehicles

The backhoe is working well after front axle replacement earlier this year. The original axle had damage to the kingpin housing when we bought the machine in 2000 resulting in a couple kingpin failures. The rebuilt axle should take care of the problem.

Boilers, Water Heaters & Plumbing

Boiler systems are running well, just typical problems like pump failures, sediment causing malfunctions to the low water cut-offs and leaks.

I installed balancing (flow regulating) valves in two of the heat riser stacks in the middle of Bldg. D a couple months ago. They have been successful at reducing the excessive flow and related pump noise in units close to the boiler room while increasing system pressure at the ends of the buildings where it is needed more. They should also increase energy efficiency but we'll have to see how that works out.

Six more of the balancing valves have been purchased and will be installed in the other three buildings over the summer.



PH traps are serviced annually to help neutralize acidic discharge from the high efficiency boilers. The systems have simple traps that are basically 2" pvc pipes filled with marble chips. There is room for improvement and we should consider adding larger traps that contain more marble and would better neutralize the discharge, which eats away at cast iron sewer lines.

We should consider getting Premier Plumbing out sometime before winter to fine tune the boilers for maximum efficiency.

Buildings

Just one water leak reported this year. It was a continuing problem from the balcony of the manager's unit into 7322. I pulled up the carpet, cleaned the surface and installed bituthene to hold it over until the deck gets rebuilt.

Typical leaks in the plumbing system but no big disasters.

Grounds

Grounds have been raked up, weed spraying and pulling is in progress. Some debris has been hauled off and the remainder will be done over the next couple weeks. Repairs have made to wood retaining walls, some boulders still need to be put back in place after getting knocked out of place with the backhoe last winter.