

**Silver Queen West Condominiums**  
Manager's Report For 11/15/2014

**Vehicles**

Backhoe and plow truck are in good repair. The plow unit on the truck is acting up a bit and will require some troubleshooting and possible repairs.

**Boilers & Water Heaters**

All boilers are running well. The failed blower on one of Bldg. D boilers has been replaced. No recent water disasters. Main heat circulating pump in Bldg. C burned up a few weeks ago and we've been running on the backup pump since then. We have a spare on hand which I'll replace at the earliest opportunity. We'll need to purchase another spare at a cost of around \$1400.00.

I temporarily patched four leaking pipes in the crawlspaces during the past couple weeks; not unusual with the arrival of winter when systems are working harder and occupancy increases.

**Buildings**

No building issues or leaks as we head into winter.

**Grounds**

Clean-up has been ongoing all summer and the grounds are in decent shape. We picked up as many nails and screws as we could find to minimize flat tires, especially a concern for our snow removal equipment.

**Rules**

Complaint about 7037 tenants tossing cigarette butts and beer cans from balcony. The owner was contacted, the tenants were threatened with eviction and it seems the issue has been resolved.