

**SCCW MASTER ASSOCIATION MANAGER'S REPORT  
DECEMBER 18, 2009**

Ben Lovelace & Co. replaced the two old turbine pumps, at Cambridge and at Highgate, with new submersible pumps. Bill Gukeinsen, Inc. re-programmed the Variable Force Drives (VFD's) attached to these new pumps; he will replace the High/Low pressure safeties for the Knolls and Cambridge pump systems the first week in January. After these features are installed, the loop-system pumps will automatically shut down if there is a sudden change in pressure while the pumps are running. This will eliminate flooding when there is a mainline break and thus minimize property damage.

In January. J-C Pipeline will begin to re-build the sidewalk curb-drains on Gloucester Boulevard, as was done on Vilmont Greens Drive.

The Garden Club will reimburse \$1,277 to the Master Association, for the club's insurance.

D.O.T. regulation signs are ordered, for the outbound lanes by the tennis courts, in order to enforce the reduced speed limit. We filed a \$450 claim for damages due to a delivery truck that slid off the road from driving too fast at the curve. A warning sign will be installed at each gate entry to notify drivers that posted speed limits are enforced.

The air conditioning system in the middle tower of the main gate needs replacement, due to mold, caused by condensation in the air ducts. We are currently investigating new technologies and the cost of replacement.

ValleyCrest repaired the castle-brick wall on Newpoint Loop where an unknown vehicle had run into it. They replaced the lake-fill float in Manchester pond #10 and removed two dead trees by the lake behind Harringay Street.

ValleyCrest completed installation of the holiday lighting at the main gate, in time for Thanksgiving day, however, we discovered that some of the old electrical outlets were burned out. F&L Electric responded and re-wired the outlets, upgrading them to the correct amperage needed to power the lighting. All lights were working by December 2. We also added a small configuration of holiday lights around the south gate, since it now stays open until 10 p.m.

Hubbell's Nursery completed all repairs on the 36<sup>th</sup> Street chain-link fenceline.

Bay Home Services is in the process of pressure washing sidewalks. Yorkshire is completed; Nantucket Drive is in process; McDaniel Street and Gloucester Blvd. are scheduled. The main gate and south gate and monument signs were cleaned and minor repairs and touch-up painting is in-process.

For your convenience, I will be posting my report on the Master Association web-page at [www.kpscc.com](http://www.kpscc.com), on the afternoon of the third Friday each month.