

CASA REQUENA 1 HISTORY

2018

January 2018	Inspected and screened ground level downspouts from rats Screened second level patio gutters
FEBRUARY	REPLACE KITCHEN LATERAL IN SECTION 115-315 Restoration started for mold damage in 115 REPLACED 6 LANDSCAPE LOW VOLTAGE LIGHTS BURNT OUT ON OUTSIDE WITH LED REPLACED 2 HIGH PRESSURE SODIUM FIXTURES WITH LED SPA HEATER INSPECTED AND FOUND OK.
March	ORDERED NEW ENTRY SIGN FOR ISLAND ENTRY ISLAND MAKE OVER COMPLETED NEW SIGNS MOUNTED BY DUMPSTER NEW POOL HOURS SIGNS MOUNTED 3rd FLOOR WALKWAY CRACK REPAIRED BY 315-316
April	BATHROOM AND WASHER LATERAL IN UNITS 115-315 PLUMBING WASTE PIPES REPLACED IN SECTION 101,201 & 301 LIGHT FIXTURE BY GRILL AND WATER DISPENSOR REPLACED AFTER FAILURE ELEVATOR INSPECTION COMPLETED BY CENTRIC ELEVATOR ANNUAL TERMITE CONTRACT RENEWED IRRIGATION REPAIR OF MAIN LINE OUTSIDE OF UNIT 110 ANNUAL FIRE ALARM INSPECTION BY CINTAS FIRE PROTECTION REPLACED 1" AND 2" IRRIGATION VALVES THAT FAILED
May	ROOF INSPECTED AND REPAIR WHERE NEEDED
June	PLUMBING WASTE PIPES REPLACED IN SECTION 118,218 & 318 REPAIR OF 1" IRRIGATION LINE OUTSIDE UNIT 117
July	Keyless lock replaced on poolside mens bathroom
August	REPLACEMENT OF CRACKED CAST SEWER PIPES IN SECTION 109,209 AND 309
September	HOA Replaced wood floor in 209 due to water damage Burns called for sewer rats inside unit 216 toilets. All units checked and chlorine added.
October	Termites in unit 105 Broken Pool Latch replaced on pool gate Spa light replaced after failure Galazy called to repair pool gate camera. Replace missing clock and broken clock on Pump Room by Pool

2018

November	Replaced cast pipes in section 110,210,310
	Replaced High Pressure Light outside 114 with LED fixture
	Repair cracked slab in unit 109
	Install newer appliances in Club House
	Lamp pole outside of west gate to Civic Center replaced and shorted wiring underground replaced.
December	Resurface complete pool deck
	Repair strapping on chaise lounges and one chair,colored straps added.
	Replace all chair leg caps, worn down to metal.
	Replace main 100 AMP electrical service to unit 209,broken under section 109 concrete slab. Electrical Service ran new line up outside of building.

2019

January	Broken line for pool chlorinator, drained pool 1 foot. Problem located and replaced. Replaced cast pipes in section 106,206,306 Qoute accepted from Cintas to replace leaking section of pipe in club house fire system Dryer vent blowing into wall of 106 corrected and up to code. Dryer vent missing in 306 to roof revented to walkway . New Raypak 266 Digital ASME (C-R266A-EN-X#50) Spa Heater Installed Tub leak from 314 into 214 repaired.
February	Carport light in stall 24 repaired. Repair Fire Riser Leaking in Club House Copier/ Scanner ,DVD Player and DVD library added to Club House
March	Replaced Weber Grill with new Weber Landscaped Condo Entry and added Cactus, many Cactus were free! Replaced Stack in Kitchen and Laundry in Section 116,216.316 Added free Cactus to Parking Lot divided island Replaced complete Pool Light after shorting out. Repaired Stucco by mail box and 110, then painted. Repaired roof leak in 315 by Progressive Roofing. Southwest gate to Civic Ctr. Lock replaced.
April	Add two new blue umbrellas to pool area Replaced keyless entry to womens poolside restroom Yellow Hazard paint applied on all steps and safety hazards
May	
June	Pool Deck repainted and depth tiles installed inside pool Pool Pump replaced by Wayne Wind damaged umbrella blown into pool .Will need replacement
July	2nd New Weber Natural Gas Grill installed by Graham
August	Toilet replaced in poolside womens restroom
September	Replaced exit and enrty gate controllers to parking lot Replaced bathroom drain pipes in section 116,216,316 improperly done by previous contractor. Identified theft from 115 with camera system and provided pictues to police who apprehended individual with stolen property and returned
October	Remodel and paint interior of Clubhouse started
November	Replaced Pool Solar Cover
December	Collapsed Cast Drain pipe under bathroom tub in unit 103 replaced. Pool light timer failure , was replaced by Cochran Pools. Outgoing Mail Slot added to right side of Main Mail Boxes

2020

January	Roof leak reported in unit 315 and 316. repaired
	Repaired roof leak in storage unit 5 & 32
	Replaced Ground Fault Receptacle Associated with Pool Lights
	Replaced Entry Door Lock To Clubhouse that Failed
	Plumbing Completed in Building A , Section 103,203,303.
	Section 102,202,302 and Section 104,204,304
	Added Solar Light to improve night vision of entry key pad
	Control Board and Ignitor replaced on Pool Heater
	Dog control sign added to Northwest enrty area.
February	Heating and A/C Unit Replaced in Club House
	Finish Painting of Clubhouse Kitchen Area.
	Painted Kitchen Cabinets in Clubhouse
	Remount Clubhouse TV to Northwall.
	Replaced defective Dawn to Dusk Sensor for Entry Hall to Pool Restrooms
March	Gas Valve Regulator replaced for spa and pool heaters
	Gas valve replaced on pool heater
	Larger no diving sign installed in pool area.
	South and West Pool gate Closers Replaced
	Water faucets replaced inside pool area, new water hose and noozle also installed
	Dug up deteriorated and plugged roof downspouts on Building A,C,D and replaced
	with new 6" plastic pipe, then screened for future maintenance. Building B ok.
April	Finished Clubhouse Remodeling , looks great!
May	
June	New Water Dispensor installed by Primo
	Unicorn pool toy stolen by resident of CR2. Caught on Camera System. Police Contacted
	Unicorn returned by same resident.!
July	Plumbing repaired in unit 108 by West Coast Plumbing
	Replaced locks to clubhouse.
August	Roof Repaired and Sealed Above Section 109,209,309 of Building B
September	Armed Trespasser arrested by Police.
October	Power transformers replaced behind building A and B , by APS.
November	Pipes replaced in section 108,208,308
	Pipes replaced in section 113,213,313
	Copper planted stolen from unit 105's patio. Resident from CR2 caught on camera.
	Police Contacted.

December	Pipes replaced in section 114,214,314
	Spa pump motor failed and was replaced.
	2021
January	Engineer and Contractor hired to evaluate issue with third floor walkway bridge between units 314 to 315.
	Drain covers in spa replaced per request of Scottsdale Pool Inspector
February	Spa light Assy. Shorted out. Was replaced . Also replaced defective Spa fill valve.
	Pool light timer failed and was replaced.