

MANAGERS REPORT MAY 08

- Thank you to Bill Anspach for having our blueprints transferred to an electronic file for future use.
- Thank you to Stan for planting all the flowers on the 2nd floor lawn.
- Units sold 205, 306 and 312. I am not sure if they have closed yet. Units taken off market 310, and 323. Units for lease 207, 217, 326, 427. New Units put on market 202. Number of moves since last meeting 5.
- We had four folding chairs stolen from our lobby after last months meeting. (Another good reason to install security cameras.)
- We were hit with graffiti underneath the West stairs on 4/28. They were able to access this area by going through our garage. If you see those doors propped open please close them. Leah from the City of Kirkland told me this area will need to be continually monitored for graffiti and for the homeless as both of these incidents are on the rise.
- Jeff from Criterium-Pioli Engineers came by to look at several of the decks to determine if we have a problem with the paint plugged holes. He said that it is not a structural problem. The only way it can be resolved is by removing the deck's having them sand blasted and repainted which would be a very involved and expensive. We will just need to work out a cleaning schedule.
- Sprinklers were tested and dead plants were removed and replanted on 4/30. The sprinklers will not be activated until the weather warms up.
- Contech Services, Inc sealed the cracks in the garage to stop the leaking to the floors below. This entailed closing off most of the commercial parking for four days and moving the cars that were parked directly below. The construction crew from next door was nice enough to lend us their barricades so we could close off the impacted spaces during this work. Thank You to Ryan and his crew.
- The P1 garage door malfunctioned on 4/23. Scott Haines from Suhrco was able to open it for us until Pioneer Door arrived. They are ordering screen replacements for the main gate where some of the panels have come loose. They will put some support bars into those panels to keep them from falling out. I am waiting for the bid.
- All carpets throughout the building will be cleaned this Tuesday and Wednesday the 12th and 13th.

Monday 19th

- The building windows will be washed beginning this Friday the 16th to be completed on Friday the 23rd. Residents will need to remove their screens or those screened windows will not be washed.
- Residents may wish to wash the dirt and moss that has accumulated on the floors of your decks throughout the winter. I would suggest that you clean them before the window washing begins this Friday so that the dirty water does not splash the windows below.
- Alarm Testing? I am waiting for a call back for scheduling.
- We are looking in to having all of the common areas locks changed to a key that cannot be duplicated. After two years and over 50 changes in ownership and another 30 changes in renters it is time. Once we get our bid we will pick a date that will allow residents plenty of time to plan for this change. It will require some logistics in distributing the new keys to all owners.
- It is time to hold another building social! We would like to have another barbecue on "Stan's lawn. We will hold it beginning at 7:00pm immediately following the June 9th meeting.
- Reminder to homeowners that decks are not to be used for storage of items including bikes and coolers.
- We are still missing the 2nd cart from P1.
- A reminder that we have made a special arrangement with The Heathman Hotel for residents and their guests to receive a discount when staying at the hotel. Go online to www.heathmankirkland.com and use the code KCCVA to receive the special discount.