Project Manager Report

Vista Ridge Metropolitan District

3/12/15 – 5/13/15

General Landscaping

- Activation and start-up repairs for the irrigation system have been completed. However, due to the heavy amount of precipitation experienced over the past month, the District is not yet operating the system on a regular schedule.

- CoCal has completed spring pruning of landscape material, as well as aeration and fertilization of the turf.

Tree Care

- BioTree completed their application of Emerald Ash Borer control to all District Ash trees the week of April 6th. Evergreen anti-fungal treatments and moth & beetle treatments are scheduled for the week of May 25th.

- CSU Extension is in the process of making available resources for identifying instances of Emerald Ash Borer infestations and advising on effective treatments. They suggested that their office be contacted again later in the summer when they are hoping to have this program in place.

2015 Landscape Enhancements

- Installation of the 2015 landscape enhancements is scheduled for the week of May 25th.

Fence Staining & Repair

- Extended periods of precipitation has delayed scheduling of 3-rail fence staining in filings 1B/a & 1B/b. Scheduling of the project is pending favorable weather conditions.

- Two sections of District fence were repaired in the month of April.

Hole 17 Pump Station Repair

- Shortly after start-up of the hole 17 Pump Station, the station's submersible pressure maintenance pump was found to be inoperable. This is an auxiliary pump that works to keep a static pressure in the system while irrigation zones are not running. Advanced Mechanical Services was called to trouble-shoot the issue and determined the pump to be 'burnt out' due to constant usage. Advanced Mechanical Services has been authorized to replace the pump at a cost of $4,798.00. The work is scheduled for the week of May 18th.

Trailscape Maintenance

- Completion of the repair of 28 trip hazards on the District's trial system was completed in April.

Vista Parkway Entry Monument Sign Lighting Vandalism

- In March, 13 ground light fixtures in the District's Vista Parkway entry monument signs were found to be damaged due to vandalism. All Reach Property Lighting was authorized to complete repairs and an insurance claim was filed for the damages.

Other

- 2 e-mails and 2 phone calls from residents and 5 e-mails from the HOA Community Manager regarding various maintenance issues were responded to.