



January 2022 Landscape Report Maintenance Report

Park Villas North

New grass in the front Seedlings still and issue



Reported at 3 foot tall now 4 foot tall

Carrot Wood Seedlings

- Carrot wood is an evasive species from Australia which grows well in our climate. However, the seeds scatter quickly and there are multiple locations where they have taken root.
- The one pictured here is almost 3 foot tall. If they don't take care of these issue, then it will cost additional expenses to remove trees.



PG not cleaning landscaped areas



If not picked up they turn into these



Which turns into a tree



Aphids 7932 still an issue.

Nov reported to Perincano



Aphids still an issue

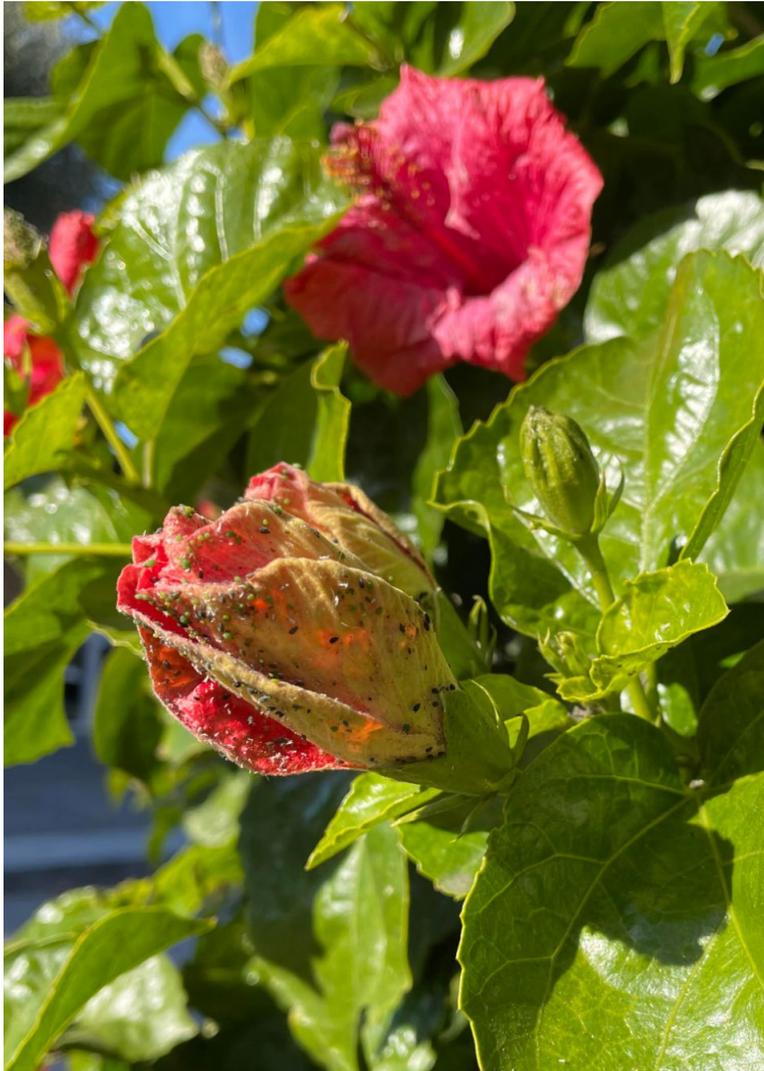
Sept Reported to Howerton
Oct walked the property with PG.
Nov reported to Perincano

Magnolia Tree

- There is a black mold/fungus on the magnolia tree outside 7948. If left untreated it will kill the tree. The landscape crew recently cut it back but it won't thrive until treated.
- Note: the landscape crew fixed a leak in the irrigation system under this tree. They dug up and left 4 agapanthus bulbs on the sidewalk for a week. I picked them up and planted them in a bare spot.



Aphids still an issue



Cabbage worms still an issue on Bogenvilla



PG just stripped the tops off and the volunteer seedlings are still there.

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Why? PG had no answer Still occurring



These bushes were planted to cover the vents so the lint doesn't go into home.

PG keeps cutting them up like this defeating the purpose.

Showed this to John and asked Why and he said he has no good answer but they will fix it.

They just hacked them up again in the last 2 weeks.

Leak By 7950 an issue since end of Sept



Pick the one with the standard bulb socket inside not the LED version

Lighting & Ceiling Fans / Outdoor Lighting / Outdoor Wall Lighting / Outdoor Wall Lights



EXCLUSIVE

\$14.98 ★★★★★ 63

Portfolio 8.27-in H Sand Black Medium Base (E-26) Outdoor Wall Light
Item #48398 Model #FY09-010

- Light up your home's exterior
- Black finish outdoor wall light delivers an air of elegance
- Frosted glass lends a soft glow

Get it Installed
View available plans & Services

1
Qty

Add to Cart

Free Store Pickup
Get it by Tue, Dec 14 (est.) at **Mission Valley Lowe's**
1 Nearby at **Poway Lowe's** (13.3 mi. away)

Delivery
Free with \$45 Order
Get it by Thu, Dec 9



\$17.48 ★★★★★ 6

Galaxy Lighting Marine 8.375-in H Black Medium Base (E-26) Outdoor Wall Light
Item #1255447 Model #305014 BLK

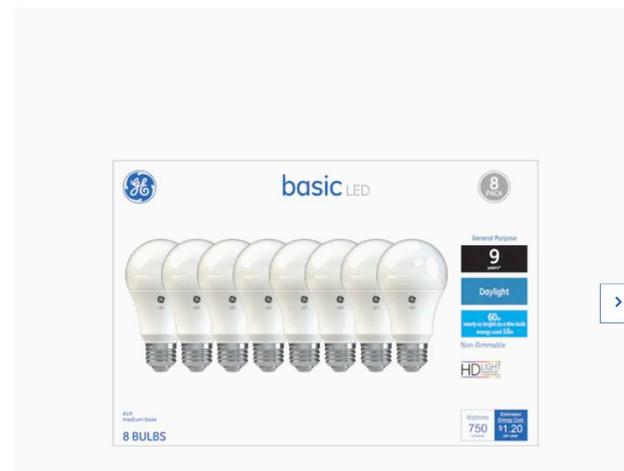
THIS ITEM IS OUT OF STOCK
We'll notify you once this item is back in stock.

Enter Email Address

Notify Me

- This fixture is CUL listed
- Oval outdoor light with guard
- Some assembly required

Manufacturer Color/Finish: Black



\$14.98 ★★★★★

GE Basic 60-Watt EQ A19 Daylight LED Light Bulb (8-Pack)
Item #1076694 Model #46779

- 60 Watt replacement using only 9.5 Watts (760 lumens)
- Rated to last 9 years based on 3 hours per day use
- Saves 55 dollars on energy costs per bulb vs. 60-Watt incandescent over the bulb's life

Wattage Equivalent
60

Light Color: Daylight

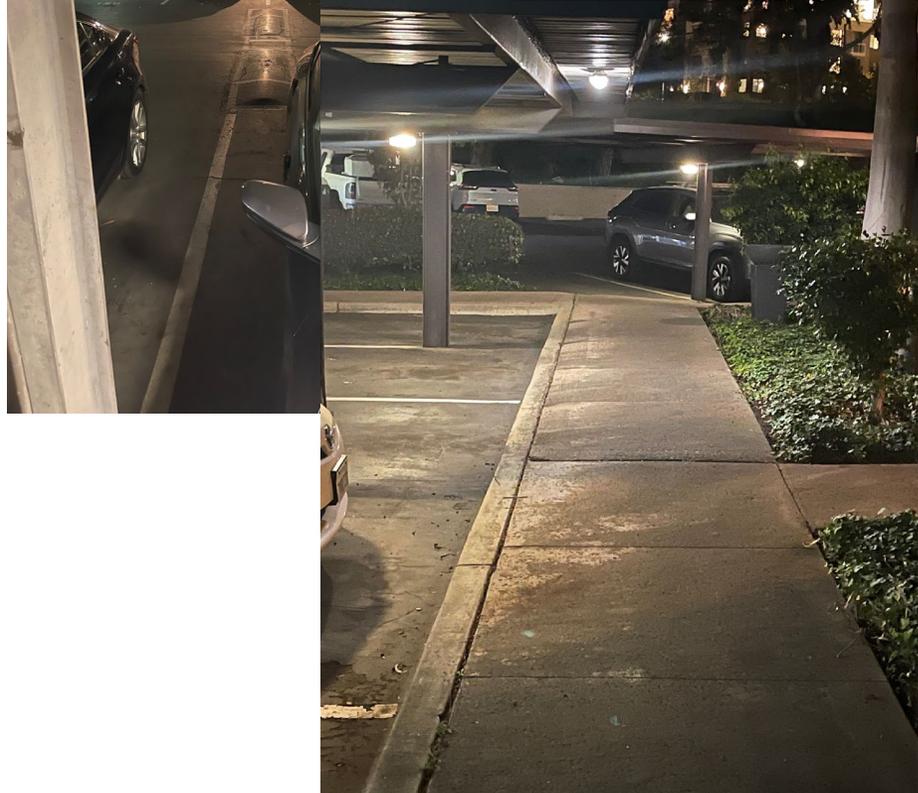
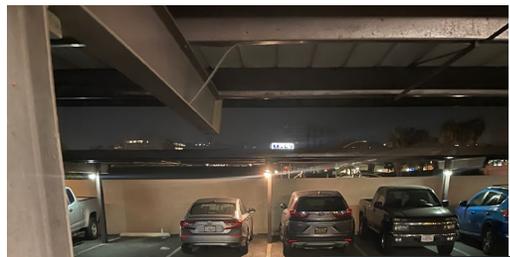
Package Quantity
8

1
Qty

Fixtures should be replaced with the socket version so that a standard LED Bulb can be installed.

- 1) It is ~\$100-150 to replace a fixture and requires more expensive labor to fix.
- 2) It is less than \$2 to replace a bulb. Anyone can do that, even homeowners.

CPI Doing a great job keeping up with lighting fixture replacements



Homeowner Post in Laundry Room

2. Exterior lighting. 90% of buyers want a home with outdoor lighting, including spotlights, walkway lights and pendant lights. Not only does this lighting highlight your home's curb appeal, it's also a safety measure. For example, motion lights will turn on whenever they sense movement.

Cost to install: \$63 to \$135 per fixture*

3. Energy-efficient windows and appliances. Energy



7 Features That May Sell Your Home Faster

If you're thinking of putting your home on the market this spring, you may be wondering how to make your home more attractive to prospective buyers. The following are the most common features buyers want in a home.*

4. Patio. More than 84% of buyers feel a patio is an important home feature. Many people entertain outside during the warmer months of the year and a patio allows them to do so without having to modify their home.

Cost to install: \$961 per 120 square feet for a concrete patio*

5. Hardwood floors. For 82% of buyers, hardwood floors are a desirable selling point in a home. Hardwood floors tend to be more durable and easier to maintain than carpet. They also offer a timeless aesthetic to a home. Homeowners can add rugs to improve the warmth of a space or tie the room together.

Cost to install: \$1,473 per 120 square feet of unfinished hardwood; \$1,353 per 120 square feet of prefinished hardwood*

6. Garage storage space. Storage is important to 81% of buyers, especially if they have growing families. Additional storage in the garage keeps the main living areas free of clutter and is more accessible than attic or basement spaces. Improvement options include installing pegboard on the wall for tools, improving the lighting and electrical circuits or adding cabinets.

Cost to install: \$2,025 - \$2,363 for a 380 square-foot space*

7. Eat-in kitchen. Many buyers (80%) like the appeal of eating their meals in the kitchen, especially if they have children. Creating space in the kitchen for a small table and chairs may be as simple as removing a wall. You will want to make sure the wall is non-load-bearing, with limited repair work involved and without pipes or wires needing to be removed. If the wall contains any of these factors, your costs could increase dramatically.

Cost to install: \$1,000 to \$10,000*

1. Laundry room. While many homes have a nook in the hallway or within a bathroom for a washer and dryer, most buyers (92%) of all ages want a separate laundry room with space for these appliances, plus room to sort and iron. If you want to add a laundry room, think of putting it in the basement or in an area where there are utility lines and plumbing is accessible. Since the utility lines are already there and many basements aren't finished, it'll be much cheaper to install than if you have to take out walls or move utility lines.

Cost to install: \$1,000 to \$10,000*

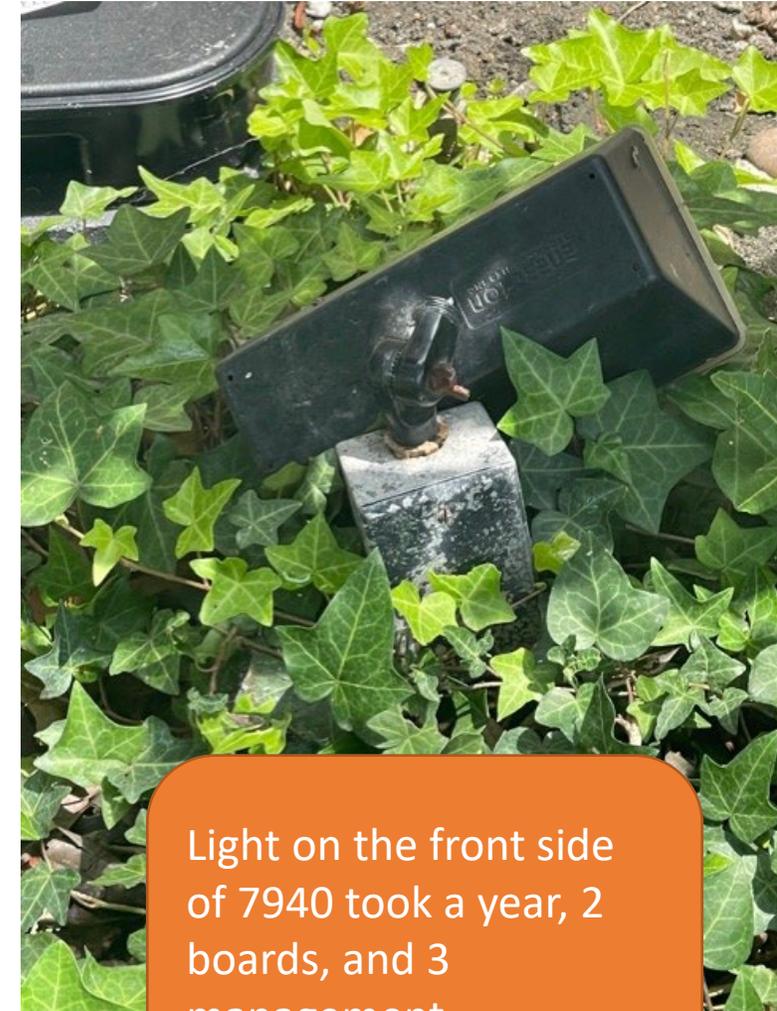
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Cost to install: \$63 to \$135 per fixture*

3. Energy-efficient windows and appliances. Energy Star-rated windows and appliances are a top choice of buyers—90% prefer energy-saving appliances and 87% prefer energy-saving windows. Energy-efficient windows can reduce heating and cooling costs by 12%. Additionally, homeowners may save up to \$40 a year on their utility bills by including energy-efficient appliances in their homes.

Cost to install: \$270 to \$800 each for windows; cost varies for appliances*

*Source: Zillow, August 2016
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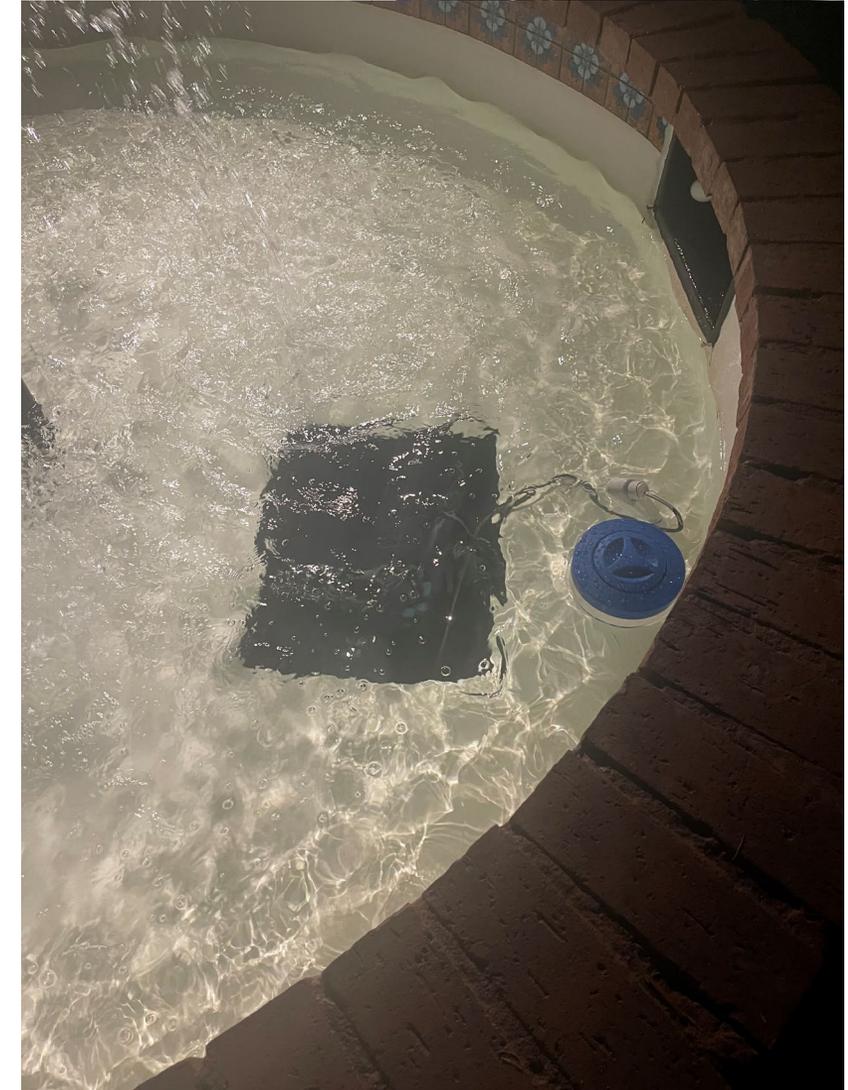
Light on the front side of 7940 took a year, 2 boards, and 3 management companies to get fixed.

7932 fountain fixed by Paradise Ponds



Fountain on West side was overflowing. The auto fill valve was stuck open and Paradise Ponds turned it off.

The Fountain by 7932 needed a PVC adapter to fix a broken pipe that was going into cement. Repaired and working now.



Fountain status

- Pumps for the 2 fountains that are down have been bid and given to the board for action.
- Paradise ponds recommended drilling a hold in the fountains and putting the electrical box outside the fountain. Previous company started this but it was never completed. **This is more expensive but is a long term fix that is recommended!**

7938 House Breaker has tripped twice causing no hot water.



Reset breaker twice saving
emergency plumber calls
 $2 \times \$350 = \700

Water heater was installed in 2012

Breaker may be getting weak and
need to be replaced.

7932 Foundation Repair almost complete

- There was a 1.5” drop off in that unit that they had to jackhammer out, add rebar, and then level the foundation.
- Impressed with Knowledge and quality of work being performed.



Hole in 7930 properly patched

Holes in moisture barrier still an issue (example 7940)

