

CDD Maintenance

The CDD has a staff of six full time maintenance personnel to keep up all the common areas which includes the clubhouse, amenities such as the tennis courts, parks, the nature trail, irrigation systems, etc. When the CDD Board became resident controlled in November 2008, we decided for the CDD maintenance staff to work some of the tasks previously given to contractors. The biggest change in this area we made was in April 2011 when we changed from a contractor maintaining the irrigation system to hiring two additional staff to do the work "in house". For calendar year 2010, the CDD paid the irrigation contractor \$164,348.53. The cost for the irrigation staff is \$72,789. Supplies from April 2011 through March 2012 was \$21,513 -- total cost \$94,302.

Even though I have been on the CDD Board for over three years, I did not realize all the various things that the maintenance staff does until I did the research for this article in the last few days. The maintenance staff is like general contractors who work on a variety of tasks. Here's some of the projects they work on.

Bob Semple

Bob as the CDD Maintenance Supervisor is responsible for determining the daily jobs of the five people who work for him, but this is only a small part of his daily routine. Most of his day involves working on

projects such as repairing the motors to the water fountains at the S.R. 56/ Ancient Oaks Blvd entrance to Seven Oaks (see Bob's picture on this page).

Mike Ritchie Brian Hutchinson

Mike and Brian primarily work on the irrigation systems at Seven Oaks. Pictures of Mike and Brian are at the top of page 7. They are responsible for keeping operational the 12 masters and the thousands of sprayers and rotors that the masters control. They replace 20-25 sprayers and 10-15 rotors each month due to kids, cars, and the landscape maintenance contractor damaging them. To ensure they can repair them as soon as they stop working, Mike and Brian maintain a \$10,000 to \$15,000 stock of irrigation items on site that they have purchased from John Deere Landscapes.

John Gentilella

John has many tasks at Seven Oaks such as repairing and painting the trellises in the parks and traffic circle. His picture painting the trellises in Grassglen is on page 7. To repair a trellis, John replaces the rotten boards, pressure washes all the boards, caulks any cracks, and then paints the entire trellis to include the top. His repair job on the trellises usually lasts 3-4 years with pressure washing about twice a year to keep them looking clean.



Bob Semple repairs one of the motors for the water fountains at S.R. 56 / Ancient Oaks Blvd entrance.

James Brown

James has one of the most visible tasks of picking up trash. Most residents have probably seen him driving around on one of the golf carts picking up trash along the roads and parks. He also pressure washes CDD assets such as sidewalks, and other areas. On page 7 is a picture of James pressure washing the sidewalk next to the large park in Amberside. James also is responsible for emptying the trash cans, picking up toys in the common areas, etc.

Jeremy Hunt

Jeremy does a lot of different repair jobs to include maintaining the clay tennis courts. To keep the tennis courts in good repair, he rakes them three times a week (see picture on page 7) and uses a Brutus roller once a month. During the summer, he adds four 80 lb bags of clay to each of the courts. In addition, he supervises Welch Tennis Courts Inc. during the winter when they add an additional thirty 80 lb bags of clay to each court.

Going clockwise from the picture below are Mike Ritchie, Brian Hutchinson, John Gentilella, James Brown, and Jeremy Hunt

