Maintenance Report - 2018

2017 saw many improvements at Hale Royale. As always, my main priority is resident safety, and the structural integrity of the property. Drainage, lighting and security, has been a major focus these past 12 months.

Projects Summary

Project: **Roof repairs**

Status: **Complete**

Due to recurring leaks on the north corner of C building, I had the damaged section removed, rebuilt and sealed. E building also reported a minor leak which was repaired. There have been no further leaks reported.

Project: **Signage**

Status: **Complete**

I have replaced all signage on property, with an additional 10 new signs installed. The signage is now accurate, and consistent with house rules. By reversing, painting, and re-using the aluminum sign boards, approx. $2000 was saved.

Project: **Support bracket restoration**

Status: **Complete**

In accordance with building standards, all load bearing support brackets have been rust treated, and re-coated. All work was completed in house saving the association approx. $5000.

Project: **Sidewalks power wash**

Status: **Complete**

There was an exceptional amount of rain this season which has highlighted some new drainage issues to fix. We are power washing the problem areas a second time, to ensure clean and safe walkways for summer.

Project: **Security camera system**

Status: **Ongoing**

In late 2017 a security camera system was installed in response to an increase in theft in the neighborhood. Another camera system for the lower part of the property has been installed giving a total of 5 cameras on property. A license plate capture system is being installed by our security tech once the equipment arrives.

Project: **Driveway markings**

Status: **Ongoing**

The entire rear car park has been repainted, with the other worn areas being addressed in the coming months.

Project: **Laundry room remodel**

Status: **Ongoing**

Currently trying to find a quality industrial table to replace the temporary one that’s there now. The ceiling needs to be painted, then it’s pretty much done!

Project: **Improved lighting**

Status: **Ongoing**

I have replaced almost all of the old, dim, flouro spot lights with high power LED security lights in problem areas. Also 3 new path lights installed at the upper pool to brighten things up. I estimate that the property is now at about 95% LED lighting.

***Coming soon:*** Pool room remodel, hot water in laundry, and Kayak storage rack!

***Mahalo*** - *Leif Shafer-Honeywell.*