

## NEWS LETTER MARCH-APRIL 2016

It's a Rain Day! - Almost every inch of Houston is flooded, and so is my street – Bayou Pointe Drive. I have never seen it like this in all the time I have been living here. So, the least I can do is finish the manager's report.

We have no new projects for the time being. Carpentry work at buildings 18 & 19 was completed by Omega Builders. Maintenance power washed and painted the ceilings of both buildings.

Repair of the roofs of buildings 11/15 & 19 has been finished by Swadley Roofing, just in time before the torrential rain we have experienced Monday night. No calls from residents reporting any roof leaks – until now. # 98 in building 11 is still leaking. I called Swadley Roofing; they will have to come out immediately and take care of this.

Jim Hall Electrics has been replacing the electrical boxes at building 6. We had to move the fence at unit 51 about 12 inches inside the patio. The area between the transformer and the fence was too small to safely enter the breaker boxes. The City of Houston would have denied a permit. The last building to replace the electrical boxes is building 10, which, according to the electricians will be quite difficult.

The health insurance for our guys has been completed satisfactorily. Armando will remain with the Memorial Hermann Gold plan because of his pre-existing condition. He sees a doctor on a regular basis. His out of pocket co-pay is substantial. Edgar and Antonio opted for a Memorial Hermann Silver plan; their co-pay is much less. The Pines contribute \$500/man/month towards their health care.

The Fire Marshall of The City of Houston paid The Pines a visit about three weeks ago; I am happy to say we had only small violations – like attach signs to the boiler room and pool room doors, repair the sheet rock inside the boiler rooms and perform a gas test; which was due anyway. The West Gate needs a safety pin on one of the moving arms; he also requested to have a master key put into the 911 box. This is a job for Kenco Mechanics.

Other than that, nothing really exciting, except the opening of the pools on May 1!

Brigitte Steiner

On-Site Manager of The Pines Condos

