

Introduction

The information provided in this report offers an update of the activities and services administered at Tracy Homes, Mokelumne Manor, Conway Homes, and Sierra Vista Homes.

Conway Homes

In the month of February 2010 the Creative Child Care Development Day Care center is scheduled to receive some repairs which include termite extermination, replacement of the roof, and repairing of dry rot.

Conway Community Meeting

Conway Homes hosted a community meeting on January 26, 2010. Topics included:

- Presentation by Gerald Jones - update on upcoming kitchen and bathroom remodel.
- Presentation by Nancy Loucks - start up for the resident council including election process.
- Presentation by Officer Steve Ganicelli – Discussed establishing a Neighborhood Watch program.

Mokelumne Manor

January 25, 2010, Mike Ruotolo was hired for the position of the Foreman for the sites located in Thornton. Mr. Ruotolo will oversee Mokelumne Manor and Sartini Manor.

January 21, 2010, it was discovered the pump that lifts the sewage from the service hole up to the treatment station was not providing a flow. In order to avoid a backup into the development or a more serious issue, a contractor was called out on an emergency basis to identify and resolve the problem. It was identified that the pump sump and impeller operation were not working. The pump/sump needed to be drained prior to accessing the pumps. Due to the rains that had occurred during the two weeks prior to the pumps failing, the access road was not suitable for the 10 wheel pump truck which resulted in the use of a smaller pump truck. Utilizing the smaller pump truck resulted in longer than expected pumping. Once the pumps were able to be accessed it was determined that the pumps were plugged by a mop and wig type hair. The sump was cleared; debris was removed from the impellers cleaned of debris

removed material was removed from the outlet flags, the pumps and floats were replaced.

Mokelumne Community Meeting

Mokelumne Manor hosted a community meeting on December 2, 2009. Topic included:

- Presentation by Golden 1 Credit Union on Identity Theft.

Next meeting is scheduled for February 24, 2010 – WorkStart Yes program.

Sierra Vista Homes

The Heating Ventilation Air Conditioning (HVAC) installation has been completed. Sierra Vista will be undertaking some needed fence work. A community meeting was held on February 4, 2010, at which time the residents were informed that the existing fences would be replaced with new chain link fences. The fence installation is scheduled to begin in February. Other projects scheduled to take place include concrete work to ensure 504 Compliance, and shed roof replacement.

Sierra Vista Community Meeting

Sierra Vista Homes hosted a community meeting on January 6, 2010. Topics included:

- Presentation by Nancy Loucks - start up for the resident council including election process.
- Update by the Boys and Girls Club.
- Presentation by Officer Steve Peppard – Information on resident safety.

In January, one of the main water lines broke in Sierra Vista causing the residents to lose water pressure. This resulted in an emergency call to a contractor. Staff initiated the repairs digging a hole to locate the broken water line. The main line was deeper than staff anticipated and resulted in a back hoe having to be dispensed. In order to reach the main break, a 6 x 5 foot hole was dug. The main water line had to be shut off, and 8 inch pipes were cut to drain the water. The pipes were then replaced and water service for the residents was restored. The immediate attention of staff resulted in the water only being shut off for 4 hours avoiding the need for residents to be without water overnight.

Tracy Homes

The HVAC installation is complete. Other projects scheduled to take place include window replacement and concrete work to ensure 504 Compliance.

Tracy Homes Community Meeting

Tracy Homes hosted a community meeting February 1, 2010. Topics included:

- Presentation by Gerald Jones – Discussed/provided an update on the upcoming kitchen and bathroom remodel and installation of the new windows.
- Presentation by Nancy Loucks – Discussed/provided information regarding the implementation for the Resident Council including the election process.
- Presentation by Officer Miguel Contreras of the Tracy Police Department – Discussed resident safety, parking enforcement, and establishing a Neighborhood Watch program.

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