



December 2011 Newsletter

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Helpful Tips

We have increased our cleaning staff so do not hesitate to request this service as needed.

Contact us for all your "Handy Man" needs.

We have licensed & insured professionals ready to address all your projects.

I wish you and your family an enjoyable and safe holiday season.

All of us would like to thank you for your patronage this year. We understand you have numerous options for the services we provide and we appreciate that you choose us to perform them.

Angelica, Suzanne, Jasmine and I, along with all our partner companies, truly strive to deliver the highest level of service possible.

Helpful Tips for 2012

Roof Cleaning

In many communities a pattern has emerged. The HOA sends notices, roofs get cleaned, they stay clean for a few years, then the cycle starts over again. This sometimes causes hard feelings between homeowners and the HOA.

The process does not have to be this way. We are increasingly putting properties on a periodic program. Our goal is to deliver a competitive solution that keeps roofs consistently clean while reducing the damage that can occur when a roof must be cleaned aggressively.

Something we've learned is that if a roof is dirty it must be cleaned first. Although the maintenance products promise to clean the roof over time, it just does not happen fast enough to satisfy everyone.

Currently we offer two programs that have generated good results after the initial cleaning.

- A light chemical rinse (diluted chlorine & water) every 6 months.
- A roof treatment (copper sulfate) every 2 years.

The pricing of the two methods is similar over a two year period. The pricing is also similar to cleaning your roof every 5 years. At this time I truly do not have a preference as both methods work effectively.

Air Conditioner Maintenance

All systems should have a preventative maintenance performed before the spring, usually Feb / March. All systems should have a float switch that shuts off the system if the drain line backs up.

Next issue we will discuss:

Sealing driveway & lanai concrete pavers.

Replacing rollers on sliding doors

This does not guarantee that the system will run without problems all summer but it does help prevent a few simple problems that can cause issues. The PM would include:

- Checking the systems pressures; making sure the unit is fully charged
- Cleaning out the drain line
- Placing tabs in the drain pan to help prevent algae build up
- Visible check of the coils for dirt build up, rust and/or corrosion
- Checking electrical connections for corrosion & tightness

Gutters

Now that the dry season is here, we are testing a product to seal those pesky leaks that develop at every seam. Unfortunately, it may require removing sections of the lanai screen, as the lanai gutter is very hard to gain access to. We will offer this potential solution only after we have some reassurance that the sealing product will hold.

Draining Hot Water Heaters

Although it does seem to be difficult to get a general consensus on this topic, there are benefits to draining hot water heaters annually. I can put some "group" pricing together for this service if there is enough interest.

You can also do this yourself if you are so inclined.

http://www.superhomecenter.com/attic/articles/flush_water_heater.htm

Hertz Rental Office

A car rental office opened this month in back of the Sunoco station on the west bound side of St. Lucie West Blvd. It is operating out of the offices of Castle Pines Golf Villas. I am unaware of pricing but it's an option for those needing a short term vehicle. Phone number is 772.344.7284