



7650 Town Square Way • Reno, NV 89523  
775-787-4500 • fax 775-787-4511 • <http://nevada.fsrconnect.com/somerset>  
Managed by FirstService Residential

**GENERAL MANAGER’S REPORT**

Reporting Period: July 2019

**I. AESTHETIC GUIDELINES COMMITTEE (AGC) (M/YTD):**

<b>Applications Submitted</b>	<b>Applications Approved</b>	<b>Applications Denied</b>
Landscaping – 23/109	Landscaping – 18/77	Landscaping – 0/24
New Homes – 0/25	New Homes – 0/11	New Homes – 0/9
Other Modifications – 12/70	Other Modifications – 10/63	Other Modifications – 0/5
<b>Total – 35/204</b>	<b>Total – 28/151</b>	<b>Total – 0/38</b>

\*Numbers pulled from July 2019 AGC meeting minutes

**II. COMMUNITY STANDARDS ENFORCEMENT\* (CSE) (M/YTD):**

<b>Started in July</b>	<b>Progress to Hearings</b>	<b>Continued Incident</b>
Architectural – 5/28	Architectural – 1/17	Basketball (Storage) – 0/1
Garbage in View – 25/62	Garbage in View – 0/1	Parking/Vehicular – 1/5
Landscaping – 97/233	Landscaping – 17/44	Amenities (Behavior) – 2/12
Signage – 8/12	Amenities – 2/2	Rentals (Lease Terms) – 0/0
Other – 41/219	Signage – 0/2	Other – 3/18
<b>Total – 176/554</b>	Other – 1/21	<b>Total – 6/36</b>
	<b>Total – 21/96</b>	
<b>Continuing</b>	<b>On-Hold</b>	<b>On-Extended Hold</b>
Address (Altered) – 0/0	Architectural – 6/6	Architectural – 2/7
Architectural – 4/31	Landscaping – 1/1	Maintenance – 4/6
Garbage in View – 0/0	Lighting – 0/0	Landscaping (Install) – 3/47
Landscaping – 4/23	Maintenance – 0/0	Landscaping (Maint.) – 4/77
Signage – 0/0	Use Restrictions – 0/0	Other – 1/19
Other – 0/4	Other – 0/0	<b>Total – 14/156</b>
<b>Total – 8/58</b>	<b>Total – 7/7</b>	

\*At the June Executive Board Meeting, the Board voted to dissolve the CSC Committee. Beginning in August (reporting period for July) this section of the Manager’s Report will be referred to at Community Standards Enforcement.

**III. CLUB AT TOWN CENTER (TCTC):**

**A. Events & Programs – Completed (M/YTD)**

- 1. Coffee and Donuts with Staff**  
July 9 at 9am  
Cost to Attend: Free  
Number of Participants – 4  
Cost of Event - \$20  
Revenue: \$0



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- 2. Glow Ball**  
July 13 at 8pm  
Cost to Attend: \$30/person or \$50/couple  
Number of Participants: 0- Cancelled due to lack of signups  
Cost of Event: \$0  
Revenue: \$0
  
- 3. S'mores**  
July 20 at 6pm  
Cost to Attend: Free  
Number of Participants: 60  
Cost of Event: \$45  
Revenue: \$0
  
- 4. Kids Movie Night- Not held in Summer Months**  
None in Summer  
Cost to Attend: \$12.00  
Numbers of Participants: 0/142  
Cost of Event: \$0/\$762  
Revenue: \$0/ \$264
  
- 5. Adult Potluck**  
June 15 at 5:30pm  
Cost to Attend: Free  
Numbers of Participants: 21/231  
Cost of Event: \$35/bartender/\$245  
Revenue: \$9/ \$120
  
- 6. Somerset Car Show**  
July 27 at 4pm  
Cost to Attend: Free  
Numbers of Participants: 21 cars  
Cost to Enter: \$10  
Cost of Event: \$0  
Revenue: \$10



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**7. Starbright**

Before and after school program. Kids are walked to bus and picked up from the bus. We provide snacks, crafts, activities, science activities, homework assistance and play games.

Cost: Varies

Number of Participants: None for Summer

Cost to Run: \$200.00 plus \$2220.00 in labor/ month

Semester Specials Sold: 0

\*Parents have the option to pay for the entire semester in August

Revenue: \$0 /\$11,819 \*includes semester specials

**8. Summer Camp**

We provide lunch on field trip days, crafts, activities, science activities, take kids on field trips 2 days a week to a variety of locations.

Cost: \$185/week/child

Number of Participants: 45/week

Cost to Run: Varies. July Costs: \$5229.44 June costs: \$1597; May Costs: \$10,982.19

Revenue: \$7200 /\$ 54,400

**B. Upcoming Events**

1. **Music on the Green** – August 3
2. **Glow Ball** – Saturday, August 10
3. **S'mores**- Saturday, August 10
4. **Adult Potluck**- Saturday, August 17
5. **Adult Trivia Night**- Friday, August 23
6. **Kids Movie Night**- Friday, August 23

**C. Fitness Classes**

1. **Fitness Class Attendance (July)** – See Exhibit “A” attached hereto.
2. **Fitness Class Attendance (YTD Totals)** – See Exhibit “B” attached hereto.

**D. Club Usage (M/YTD)**

1. **Club Usage for July** – 9,183/ 35,520 residents checked into the club of which 2,418/17,727 were for the gym or fitness classes. 5,529 checked in for the pool.
2. **Golfers in July** – 697/2,462



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**IV. COMMUNICATIONS:**

**A. Emails- July**

1. 21
2. 3,122 emails on the master list.
3. Open rate (July 17 Somerset Happenings): Somerset, 53.8%; Sierra Canyon, 70.6%

**B. Facebook Statistics – July**

1. 1,707 page likes; 24 new likes; 20 new page follows; 10,577 engaged users
2. Top posts viewed:
  - Somerset volunteers address city council
  - Two beautiful buck photos by Jim O'Connell
  - Car show photo album

**C. Somerset.net – July**

1. 7,694 page views; 2,290 users
2. # of logins: 481
3. Top pages or posts viewed:
  - Canyon Nine (607 page views)
  - The Club (481)
  - We're in the weeds (290)
  - New AGC fees (262)

**V. SPECIAL PROJECTS UPDATE:**

**None at this time**

**VI. COMMUNITY LANDSCAPE AND OPEN SPACE:**

**A. Projects:**

1. Spraying post-emergent for weeds in planter beds.
2. True Green performed another liquid fertilizer application to improve turf color and health.
3. Gypsy Hill rockery wall landscape restoration completed.
4. Planting of 100 trees in the Sierra Canyon MEA and throughout the community has started and will continue.



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### B. Irrigation:

1. Installed the first of a new web based and weather controlled irrigation controller in the community. This allows for better water management and the use of less water.
2. Installed 39 new gear driven irrigation rotors in large turf section of Somerset Pkwy/Del Webb Pkwy East. Each head is pressure regulated and has its own check valve to make the heads more efficient and save water during scheduled irrigation run times.
3. On-going irrigation system checks are being performed and repairs and adjustments being made as necessary.

### C. Landscape Maintenance:

1. Weekly mow and edge of all turf area.
2. Continued cleaning of planter beds throughout the community.
3. Noxious weed removal continues throughout the community.
4. Brightview crews continue to pruning plant material for path of travel and visibility clearance.

## VII. MAINTENANCE:

### A. Completed Projects:

1. Repaired water leaks in kitchen.
2. Removed and cleaned kitchen ice maker.
3. Removed blockages in both locker room showers.
4. Installed Play Pool stair canopy.
5. Pressure washed all garbage cans and liners
6. Replaced several damaged signs and support poles.
7. Repaired several gates throughout the community.

### B. On-Going Projects

1. Men's Sauna floor tile repair.
2. Interior first floor painting.

## VIII. GENERAL MANAGER (As of 8/19/19)

- A. **Executive Session Summary** – During the August 28, 2019 Executive Session, the Board will conduct hearings, impose fines and review violations, review the AGC Committee Meeting minutes, discuss legal matters, review delinquencies, collection matters, bad debt and write-offs.



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- B. Rockery Wall Inspection Program** – Installation of monitoring equipment in various locations (10) throughout the community has been completed. One additional location remains to be completed. Initial calibrations are being completed for continued monitoring.
- C. Budget Process** – The budget process continues with the next meeting scheduled for August 26<sup>th</sup> at 3:00 p.m. at The Club at Town Square.
- D. Canyon Nine Equipment Repairs** – We will be obtaining bids to repair a broken pipe that services the Canyon Nine course as well as costs to replace the pumps and motors.

**IX. LANDSCAPING REPORT (Brightview)** – See Exhibit “C” attached hereto.

**X. CANYON NINE MAINTENANCE REPORT (RGL)** – See Exhibit “D” attached hereto.

**XI. ENGINEERING (PADOVAN)** – See Exhibit “E” attached hereto.

# 2019 Fitness Class Attendance

July EXHIBIT "A"

Class:	Instructor:	Day/Time	# of Classes:	Total # of Participants	Avg Class Attendance:	Classes w/ 2 or Less People	Cost per person
Body Sculpt	Beth Cunningham	Tues/Thurs 9-9:45a	10	80	8.0	0	\$5.00
Bootcamp	Christy Santos	MW 11:30-12:15p	5	21	4.2	0	\$9.52
Bootcamp	Christy Santos	Tues/Thurs 6:30-7:15p	13	84	6.5	0	\$6.19
Butts & Guts	Beth Cunningham	Tues/Thurs 11:15-12p	8	22	2.8	4	\$14.55
Cardio Step	Cindy Patyon	MWF 9:30-10:30a	14	87	6.2	0	\$6.44
Chair Yoga	Nancy Chontos	Mon 8-9a/Thurs 4-5p	8	101	12.3	0	\$3.17
Crunch 15	Christy Santos	MW 12:15-12:30p/F 11:20-11:35a	22	91	4.1	5	\$9.67
Cardio Tennis	John Mathews	Mon/Wed 8a-10a	10	80	8.0	0	\$5.00
Fundamental Yoga	Kerry Dickinson	Tues/Thurs 1:30-2:30p	8	79	9.9	0	\$4.05
GS Yoga	Karen Hairfield	Tues/Thurs 7:30-8:30a	8	41	5.2	0	\$7.80
Hatha Yoga	Linda Morgan	MWF 8:30-9:30a	13	237	18.2	0	\$2.19
Hatha Yoga	Linda Morgan	Monday 5:30-6:30p	5	19	3.8	2	\$10.53
Mat Pilates	Beth Cunningham	Tues/Thurs 10-11a	8	33	4.1	1	\$9.70
Meditation	Linda Morgan	Wed 9:30-9:45a	4	23	5.8	0	\$6.96
Mind-Body Wellness	Bruce Knowlton	Monday 5-6p/Friday 12-1p	9	44	4.9	0	\$8.18
Pickleball	Reserved Court Time	Tues/Thurs 8:30-11/Sat 12:30-3:00p	11	62	4.6	4	*No instructor
Power Cycle	Christy Santos	Mon/Fri 10:45-11:20a	14	99	7.1	0	\$5.66
Spin	Christy Santos	Tuesday 5:30-6:15p	5	36	7.2	0	\$5.56
Spin Bootcamp	Christy Santos	Thursday 5:30-6:15p	3	5	1.6	2	\$24.00
Stretch 15	Christy Santos	MW 12:30-12:45p/F 11:35-11:50a	9	39	4.3	1	\$9.23
Yoga	Karen Hairfield	Saturday 9:00-10:00a	4	28	7.0	0	\$5.71
Zumba	Leslie Brown	Mon/Wed 6:35-7:35p	10	56	5.6	0	\$7.14
Aqua Tabata	Linda Morgan	Tues/Thurs 9-10a	8	161	20.1	0	\$1.99
Aqua Tabata	Linda Morgan	Tues/Thurs 10:10-11:00a	8	70	8.8	0	\$4.57
Aqua Fit	Mandy Nelson	Wednesday 2-3pm	10	187	18.7	0	\$2.14
Aqua Fit	Angela Francis	Saturday 9-10a	4	74	18.5	0	\$2.16
Aqua Fit	Angela Francis	Saturday 10:10-11:00a	4	35	8.8	0	\$4.57
Tabata	Leslie Hays	Saturday 8:00 - 8:45 am	4	15	3.8	0	\$10.67
Tabata	Leslie Hays	Tues/Thurs 6:30-7:15am	8	38	4.8	0	\$8.42
Circuit Training	Christy Santos	Tues 4:30-5:15p	5	23	4.6	1	\$8.70



## EXHIBIT "B"

### Fitness Class Attendance YTD 2019

Last updated: 8/8/2019

Class:	Instructor:	Day/Time	YTD Avg Attendance	YTD Total Attendance
Body Sculpt	Beth Cunningham	Tues/Thurs 9-9:45a	8.1	470
Bootcamp	Christy Santos	Mon 9:45-10:30a	5.0	183
Bootcamp	Christy Santos	Wed 11:30-12:15p	4.5	213
Butts & Guts	Beth Cunningham	Tues/Thurs 11:15-12p	4.4	261
Cardio Step	Cindy Patyon	MWF 9:30-10:30a	6.8	615
Chair Yoga	Nancy Chontos	Mon 8-9a/Thurs 4-5p	10.6	571
Crunch 15	Christy Santos	MW 12:15-12:30p/F 11:20-11:35a	5.1	765
Cardio Tennis	John Mathews	Mon/Wed 10a-12p	5.4	141
Fundamental Yoga	Kerry Dickinson	Tues/Thurs 1:30-2:30p	8.7	514
GS Yoga	Karen Hambleton	Tues/Thurs 7:30-8:30a	4.7	270
Hatha Yoga	Linda Morgan	MWF 8:30-9:30a	16.2	1394
Hatha Yoga	Linda Morgan	Monday 5:30-6:30p	7.3	354
Mat Pilates	Beth Cunningham	Tues/Thurs 10-11a	4.9	291
Meditation	Linda Morgan	Wed 9:30-9:45a	7.0	217
Mind-Body Wellness	Bruce Knowlton	Monday 5-6p/Friday 12-1p	4.7	251
Pickleball	Reserved Court Time	MW 12:45-3:15p/Sat 12:30-3:00p	7.3	600
Power Cycle	Christy Santos	Mon/Fri 10:45-11:20a	6.9	529
Spin	Christy Santos	Tuesday 5:30-6:15p	6.6	197
Spin Bootcamp	Christy Santos	Thursday 5:30-6:15p	4.9	147
Stretch & Roll	Christy Santos	Mon/Fri 11:35-12:10p	4.7	314
Yoga	Karen Hairfield	Saturday 9:00-10:00a	7.9	235
Zumba	Leslie Brown	Mon/Wed 6:35-7:35p	7.7	444
Aqua Fit	Linda Morgan	Tues/Thurs 9-10a	6.8	326
Aqua Fit	Linda Morgan	Tues/Thurs 10:10-11:00a	2.9	137
Aqua Fit	Mandy Nelson	MW 4:00-5:00p	6.1	317
Aqua Fit	Angela Francis	Saturday 9-10a	5.8	151
Aqua Fit	Angela Francis	Saturday 10:10-11:00a	2.4	62
Circuit Training	Christy Santos	Tuesday 4:30-5:15p	5.1	113

Class avg is >5 participants
Class avg is 2-5 participants
Class avg is 2< participants





# Somerset August 2019 Report

## ***Turf Maintenance***

- Mechanically edged all turf areas along curbs, tree rings
- Weekly mow all turf areas

## ***Common Area Planters***

- Allow shrubs to grow out to natural state
- Trim shrubs growing into walkways and other plant material
- Continue natural pruning of shrubs in need
- Remove trash in planters weekly
- Weed all common area planter
- Raking of DG planters after litter and leaf debris removal
- Create buffers along backsides of planter and turf areas in parkways
- Removal of noxious weeds in outer native areas
- Remove volunteer plant material in desert scape planters
- Removal of dead plant material in parkway planters
- Remove dead trees in common areas

## ***Irrigation System***

- Replaced 9 broken irrigation control valves
- Repair of 7 mainlines throughout
- Replace 20+ pop up sprinklers
- Continual daily troubleshooting of areas not properly irrigating and adjusting
- Repairs of 40+ areas of broken drip tubing throughout the community
- Replacement of 10 broken solenoids
- Repair of wiring issues
- Repair locks and latches on controllers where broken
- Replaced irrigation heads in larger lawn area across from Aspen Lodge in Sierra Canyon
- Replaced broken irrigation controller in Copper Knolls
- Adjust irrigation on Scott Valley hydroseed areas

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***Fertilizer and Chemical Applications***

- Completed 4<sup>th</sup> and 5<sup>th</sup> application of fertilizer and post emergent on turf areas
- Spray weeds in roundabouts, tree rings, and parkway planters
- Spray buffer areas along back of turf throughout the parkway
- 2nd vole treatment for turf areas
- Treat turf for fungus growth

***Special Projects and Miscellaneous Items***

- Service dog waste stations and trash cans twice per week throughout
- Tree installation
- Willow removal project
- Whisper Rock Way rock replenishment

***Upcoming Items***

- Continue Monthly Vol service
- Complete Snow plow turf repairs
- Continued treatment for weeds in all areas
- Continue noxious weed removal
- Continue burying of drip tubing in planter areas
- Sierra Canyon Plant Fill proposals
- Removal of header board where determined no longer functional
- The Boulders plant fill proposals
- Tree replacement proposals

EXHIBIT "D"



Somerset Canyon Nine Golf Course Highlights  
July 2019

Week Of	Task	Description	Map or Pic# (MP#)
7/1/2019	Maintenance	Mowed greens	
7/1/2019	Maintenance	Fertilized greens	
7/1/2019	Maintenance	Mowed Tees, Collars, Approaches 1X	
7/1/2019	Maintenance	Removed Thistle throughout course	
7/1/2019	Maintenance	Mowed rough 1X	
7/1/2019	Maintenance	Mowed fairways	
7/1/2019	Maintenance	Cut cups 1-9	
7/1/2019	Maintenance	Removed weeds from bunkers and bunker noses	
7/1/2019	Maintenance	Filled divots as needed	
7/1/2019	Maintenance	Raked bunkers 1,2,4,7 and 9	
7/1/2019	Maintenance	Trim tee monuments	
7/1/2019	Maintenance	Trim irrigation heads, and drains	
7/1/2019	Maintenance	Audited irrigation and adjusted of heads	
7/1/2019	Maintenance	Removed willows from hole #5, south side	
7/1/2019	Maintenance	Cleaned up trash from the entire course	
7/8/2019	Maintenance	Mowed greens 2X	
7/8/2019	Maintenance	Mowed tees, collars, approaches 2X	
7/8/2019	Maintenance	Removed thistle throughout the course	
7/8/2019	Maintenance	Mowed rough 2X	
7/8/2019	Maintenance	Mowed fairways 2x	
7/8/2019	Maintenance	Removed weeds from bunker and bunker noses	
7/8/2019	Maintenance	Trimmed valve boxes, remove grass as needed	
7/8/2019	Maintenance	Raked bunkers 1,2,4,7 and 9	
7/8/2019	Maintenance	Trim irrigation heads, and drains	
7/8/2019	Maintenance	Removed white top from #7 green side	
7/8/2019	Maintenance	Extra fertilizer on holes #3 and #4, also adjusted the irrigation as these two holes have low pressure	
7/8/2019	Maintenance	Sprayed broadleaf and clovers as needed	
7/8/2019	Maintenance	Course set up (which includes: cut cups, filled divots and moved tee markers)	

## EXHIBIT "D"

Week Of	Task	Description	Map or Pic# (MP#)
7/15/2019	Maintenance	Mowed greens 3X	
7/15/2019	Maintenance	Mowed Tees, Collars approaches 3X	
7/15/2019	Maintenance	Removed Thistle throughout course	
7/15/2019	Maintenance	Mowed rough 3X	
7/15/2019	Maintenance	Mowed fairways 3X	
7/15/2019	Maintenance	Fertilized tee boxes	
7/15/2019	Maintenance	Removed native plant vegetation from irrigation heads that were restricting coverage	
7/15/2019	Maintenance	Raked bunkers 1,2,4,7 and 9	
7/15/2019	Maintenance	Extra hand watering due to the heat	
7/15/2019	Maintenance	Trimmed around irrigation heads drains	
7/15/2019	Maintenance	Course set up (which includes: cut cups, filled divots and moved tee markers)	
7/22/2019	Maintenance	Mowed greens 4X	
7/22/2019	Maintenance	Mowed tees, collars, approaches 4X	
7/22/2019	Maintenance	Removed Thistle throughout course	
7/22/2019	Maintenance	Mowed rough 4X	
7/22/2019	Maintenance	Mowed fairways 4X	
7/22/2019	Maintenance	Removed weeds from bunker and bunker noses	
7/22/2019	Maintenance	Cleaned up trash from the entire course	
7/22/2019	Maintenance	Continued to audit irrigation for breaks and irrigation adjustments	
7/22/2019	Maintenance	Course set up (which includes: cut cups, filled divots and moved tee markers)	
7/22/2019	Maintenance	Fertilized weak areas of course as needed	
7/22/2019	Maintenance	Hand watered areas as needed	
7/22/2019	Maintenance	Spray herbicides on collars to control broadleaf (organic based)	
7/22/2019	Maintenance	Hand watered dry turf as needed	
7/22/2019	Maintenance	Removed willows from #9 bunker	
7/22/2019	Maintenance	Removed weeds and willows from lake edges	
7/22/2019	Maintenance	Extra hand watering due to the heat	
7/22/2019	Maintenance	Adjusted irrigation for seasonal and enviromental conditions	
7/22/2019	Maintenance	Trimmed native grasses away from walking paths and hitting areas	
7/22/2019	Maintenance	Raked bunkers 1,2,4,7 and 9	
7/29/2019	Maintenance	Mowed greens 5X	
7/29/2019	Maintenance	Fertilized greens	
7/29/2019	Maintenance	Mowed Tees, Collars, Approaches 5X	
7/29/2019	Maintenance	Removed Thistle throughout course	
7/29/2019	Maintenance	Mowed rough 5X	
7/29/2019	Maintenance	Mowed fairways 5X	

## EXHIBIT "D"

Week Of	Task	Description	Map or Pic# (MP#)
7/29/2019	Maintenance	Removed weeds from bunkers and bunker noses	
7/29/2019	Maintenance	Filled divots as needed	
7/29/2019	Maintenance	Hand watered/ adjusted irrigation for seasonal adjustments	
7/29/2019	Maintenance	Cleaned up trash from the entire course	
7/29/2019	Maintenance	Raked bunkers 1,2,4,7 and 9	
7/29/2019	Maintenance	Extra hand watering due to the heat	
7/29/2019	Maintenance	Adjusted irrigation for seasonal and enviromental conditions	
7/29/2019	Maintenance	Trim irrigation heads, and drains	
7/29/2019	Maintenance	Sprayed broadleaf and clover	
7/29/2019	Maintenance	Removed debris pile from walking tunnel past #1	

EXHIBIT "D"



Somerset Canyon Nine Completed Issues (Calls, Emails or RGL Internal Requests)

Issue #	Subject	Notes	Created Date	Complete Date
20088	SCI - Sprinklers Coming On During Business Hours	Need to replace faceplate because the timer is malfunctioning. Estimate approved and part is on order.	07/09/2019	07/19/19
20123	SCI - Overseed and Tri Cure Hole #1	Area was stressed due to malfunctioning timer. Status   'Open' to 'Completed'	07/09/2019	07/16/19



EXHIBIT "D"



Look Ahead Highlights

Month Of	Task	Description
August 2019	Maintenance	Aerate tees and greens followed by topdress
August 2019	Maintenance	Trim native areas that inhibit golf play
August 2019	Maintenance	Continued to adjust irrigation depending on weather conditions
August 2019	Maintenance	Trim back willows as needed
August 2019	Maintenance	Extra seed for tee areas as there has been excessive play

**SOMERSETT OWNERS ASSOCIATION – ENGINEERING UPDATE**

**August 2019**

This update is an ongoing summary of significant projects that Padovan Consulting is currently providing project management and/or engineering for as well as summarizing future projects if known.

**PROJECTS:**

1. Rockery Wall Failures – Gypsy Hill rockery wall repair is completed and RL Wadsworth has addressed inspection comments. Landscaping of the repair area is complete.

Additional costs were provided by CFA to add another rockery wall to their ongoing wall survey. This additional wall is located behind homes on Whisper Rock Way and has been identified as another higher risk rockery wall. AGMT is recommending the survey monitoring of this wall. This extra service proposal will be reviewed by Finance Committee.

City of Reno fire department has required an existing fire hydrant on Gypsy Hill in front of the wall repair be moved. The hydrant will be relocated to the other side of the street. The design was completed by Tectonics, submitted to TMWA and an RFP was prepared by Padovan Consulting. Bids will be presented at the August board meeting. Schedule for construction will be determined by TMWA approval of the plan and contractor schedule. This repair will require a water main shut down temporarily impacting water services to several residences. This will be coordinated with TMWA, SOA, residents, engineer and contractor prior to the shut-down.

2. Somerset Common Area Drainages and Hillside Erosion - Padovan Consulting has been working on hillside erosion and drainage issues throughout Somerset.

The Wintercreek pocket park hydroseed and temp irrigation along with planned landscape are complete. This revegetation effort also extends behind homes on Scott Valley Rd. Eventually once growth is established the trail will be re-established. Native growth will continue to be monitored on this project.

Padovan Consulting has been providing information to City of Reno on several areas involving public infrastructure (large culvert, inlets and cutoff walls) that need maintenance. We are trying to determine City and SOA responsibility division of maintenance responsibility.

The Wintercreek slope behind homes on Scott Valley Ct. has been an on-going hillside stabilization effort. Some new growth is present and the temporary irrigation system is up and running. A proposal from EPS was approved by the board at the July board meeting for the planned second phase of this project which consists of clearing/grading of the channel at the toe of the slope and installing permanent toe of slope erosion/sediment control. This work is currently scheduled with EPS to be started in September.

## EXHIBIT "E"

An RFP was completed last month and proposals have been received for the following drainage channel repair items:

Parkway 8 channel below Somerset Parkway adjacent to Hole #1 of the SGCCC course is being proposed to be excavated. The current channel condition is full of sediment and is causing saturation that is affecting the course. The channel was lined with overly large rock and built flatter than what was specified on the original civil plans. It would be cost prohibitive to restore channel to match the approved civil plan. The proposed maintenance will restore some channel capacity but will not export material in order to reduce the cost of this project.

The second channel is Dakota Ridge 3B. This channel feeds inlets near Somerset Parkway across from the TC commercial parking lot. The beehive inlets are continually affected by sediment after larger storm events. Along with sediment removal around the inlets and in the lower channel several improvements are being proposed to help control sediment and to make future sediment removal easier including two grouted rip-rap basins. The origin of the sediment cannot be completely controlled for a feasible cost so improvements are focused on control and making on-going maintenance easier.

The RFP contemplates both projects and seeks to enact maintenance that is practical and economically feasible. The received proposals will be sealed and presented for review and possible approval to the board at the August board meeting. Further discussion and consideration may be warranted based on cost and budget considerations.

A hillside stabilization project is currently being evaluated behind the water tank and homes on Roanoke Drive in Subdivision 4A. There is a large common area hillside that is poorly revegetated, marked with drainage erosion rilling and will continue to be an issue as it fills the drainage ditch below with sediment. The channel has been cleared and it is temporarily being protected with silt fence but permanent stabilization should be considered. The costs for a complete stabilization must be weighed against the cost to maintain with more temporary measures.

3. Golf Course Irrigation Facilities - A meeting was held with SGCC representatives to review the report and discuss how to better manage and track the needed infrastructure upgrades. A committee was formed with parties from SOA and SGCC to work on these issues long term. Padovan Consulting recently completed a spreadsheet summarizing the costs presented in the previously provided report. Continued input will be given as SOA considers new water sources for the well.
4. Pavement Maintenance - Padovan Consulting oversees Somerset pavement maintenance. A crack seal project was completed on Sierra Canyon paths maintained by the SOA earlier this year.

A low spot holding water in the street and damaging the asphalt was evaluated in the Boulders (2C). A design proposal was approved. Two conceptual design options were evaluated. The most feasible design solution will be to remove and replace curb with new grades to better drain the runoff water. This solution will also require removal of pavement, a small amount of adjacent resident paver driveway and landscaping. It was also recommended to remove irrigated sod and replace with xeriscape in the adjacent medians to eliminate overspray water impacting the pavement. The design will be reviewed with the adjacent homeowner this month. The other option was not feasible as there were utility conflicts likely preventing this solution, costs assuming utility conflict could be resolved were 3 times higher and required a City of Reno permit. The current solution does not require a permit. It is anticipated bids will be presented to the SOA at the September board meeting.

## EXHIBIT "E"

An RFP was prepared to address repairs needed for several areas of root heaving on the Somerset trail system most notably the "Silver Willow Trail". The RFP was revised from its original version as the pricing was too high to install vertical root barrier along the edge of the path sections getting repaired. The current project includes asphalt patching of the trails damaged from the root heaves, removal of roots below the asphalt and installation of a root barrier fabric below each patch location. Proposals have been received and were sent to be reviewed by the finance committee. These proposals will be on the August board agenda for consideration.

SOA staff has requested review of Gypsy Hill Trail below the wall repair to address the heaved curb and asphalt pavement and low spots holding water. Padovan Consulting conducted a preliminary review of the area and there are multiple low spots with grade issues that will not be easy to resolve. A site meeting was done with Tectonics for a potential design proposal for repair. Prior to a design repair proposal being generated additional topographic information is needed. A proposal was provided by CFA to prepare this additional topography. This proposal was approved and the topo should be completed by August 16. This information will be used to generate a design proposal. Once approved the design will determine the most feasible solutions. Anticipate design proposal to be presented at August board meeting depending on total cost. The following project may not be fully resolved until next year depending on the timing for winter weather.