

2020-2021 TOKYO MANSIONS ON-GOING/PENDING MAINTENANCE PROJECTS

AS OF 9/07/2021

MAINT.:	<u>PROJECTS</u>	<u>STATUS</u>
	○ VILLAGE STREET CCTV CAMERAS VARIOUS REPAIR	IN PROGRESS
	○ SERVICE VEHICLE VARIOUS REPAIRS & MAINTENANCE	COMPLETE
	○ RFID BARRIER REPAIR AND SOFTWARE UPGRADE	COMPLETE
	○ EAST PERIMETER ELECTRICAL FENCE REPAIR	COMPLETE
	○ SERVICE VEHICLE REGISTRATION	COMPLETE
	○ MULTI-PURPOSE SPORTS COURT-DECK PAINTING	INCOMPLETE/ONHOLD
	○ STREET LAMPS BULBS REPLACEMENTS (CFL)	IN PROGRESS
	○ STREET LAMP POST (POLE BASE) RETROFIT	INCOMPLETE
	○ STREET LAMP POSTS CORROSION CONTROL/REPAINTING & REPAIR	COMPLETE
	○ GUARD HOUSE ACCENT LIGHTINGS REPAIR	COMPLETE
	○ GUARDHOUSE RE-PAINTING & ROOF LEAK REPAIR	COMPLETE
	○ MAIN ENTRANCE STREET CURBS RE-PAINTING (STRIPINGS)	COMPLETE
	○ ADMIN OFFICE CONCRETE ROOF (WATERPROOFING DUE LEAK)	COMPLETE
	○ CONCRETE ROAD SIGNS REPAIR & RE-PAINT	COMPLETE
	○ ROAD SPEED BUMPS RE-PAINT (STRIPINGS)	COMPLETE
	○ MAIN STREET CURBS PAINTING (WHITE-FOR BEAUTIFICATION)	COMPLETE
	○ TRANSFORMERS/FIRE HYDRANTS POLE BARRIERS RE-PAINT	COMPLETE
	○ BASKETBALL HOOPS AND LIGHT POLES CORROSION CONTROL/REPAINT	COMPLETE
	○ AUTO WATER SPRINKLER SYSTEM (MAIN ROAD, ROTUNDA, GUARDHOUSE	IN PROGRESS
	○ MISC. STREET SIGNS REPAIRS, VARIOUS, SPEED LIMIT ETC.	IN PROGRESS
	○ VILLAGE PARK CAMPING FIRE PIT/AREA	PENDING
	○ CLUBHOUSE & SWIMMING POOLS REPAIR	*** PENDING
	○ NORTH PERIMETER FENCE REPAIR/REPLACEMENT	*** PENDING
ADMIN:		
	○ ADMIN OFFICE COMPUTER SYSTEMS UPGRADE	PENDING

***** PENDING SFTMHOAI & CLI FINAL SETTLEMENT AGREEMENT BEFORE HSAC REGION IV-A.**

Submitted by:

Noted by:

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Vic Navarro, Maint. & Security Committee

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Arnel Orias, HOA President,
Maint/Security Committee

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PROJECT DESCRIPTION

JUSTIFICATION

STATUS

AMENITIES:

1. CLUBHOUSE LOUNGE FURNITURES	AMENITIES	IN PROGRESS
2. FUNCTION ROOM (TEMP GYM)BROKEN GLASS REPLACEMENT		IN PROGRESS
3. VARIOUS INOPERABLE LIGHTS REPLACEMENT		IN PROGRESS
4. LANDSCAPING PLANTS PURCHASE AND REPLACEMENT	WITHERED	IN PROGRESS
5. WALKING/JOGGING TRAILS; HOA PARK & OPEN SPACES	NATURE TRAIL FOR H.O.'S	IN PROGRESS

ADDITIONAL TOKYO PROJECTS / PROPOSED ANNUAL BUDGET 2021-2022

AMENITIES:

6. DECK PAINTING; BASKETBALL COURT	NO LINES/BARE CONCRETE
7. GAZEBO, LARGE ; BESIDE CHILDREN PLAYSTATION	PROVIDE O/D GATHERING AREA
8. PARKING AREA IMPROVEMENT, COVERED TRELLIS	
9. CHRISTMAS LIGHTINGS	
10. AWNING TYPE SHED W/BENCH(2); BASKETBALL COURT	SUN/RAIN SHED
11. STOREROOM/STAFF HOUSE	
12. FUNCTION ROOM AC REPLACEMENT	INOPERABLE

MAINTENANCE:

13. ELECTRIC TILE POLISHER/STRIPPER, LARGE AND VARIOUS CLEANING EQUIPMENT AND MATERIALS	CLUBHOUSE UPKEEP AND MAINTENANCE
14. SCAFFOLDING, 3 TIER	MAINT. EQUIPMENT, HIGH REACH AREAS
15. FIREHOSES STATION W/ CABINET	VILLAGE EMERGENCY FIRE SUPPRESSION
16. MAINTENANCE EQUIPMENT STORAGE AND LOCKER ROOM RENOVATION	STORAGE & EQUIPMENT ORGANIZATION
17. 2- 5KVA SOLAR POWER SYSTEM -ONGRID	GREEN INITIATIVE INVESTMENTS, ELECTRICITY BILL SAVER

SECURITY:

18. NORTH PERIMETER FENCE RAZOR WIRE; INSTALLATION OF (PENDING REPAIR COMPLETION)	PERIMETER SECURITY, DETERRENT
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