



RALEIGH PARK ESTATE MANAGER'S MONTHLY REPORT

October 2022

Raleigh Park Community Association – Faulty Solenoid Valve Basin Reserve

Estate Management has identified a fault with the solenoid valve in Basin Reserve. The Solenoid Valve does not close in operation. This prevents watering other zones including the Raleigh Park Roundabout, the entrance/exit medium strip and lawn sections at the front of 76 Brompton Road and 2 The Serpentine. Green Options to be engaged to further investigate and replace faulty Solenoid Valve. Green Options Irrigation Technician attended site to further investigate fault with solenoid valve in Basin Reserve. Debris was found in the solenoid valve which was cleared/cleaned out. A damaged wire is preventing the solenoid valve to shut Zone 7. This disables the rest of the Irrigation System from watering other zones. The damaged wire is to be replaced and situation monitored.

Raleigh Park Community Association – Turf Maintenance Top Dressing

Green Options Contractors has ordered top-dressing to be delivered to Raleigh Park. The top dressing will be applied to the lawn areas including York Place, The Serpentine & Basin Reserve. Top Dressing is to rejuvenate the lawn areas. As the grass grows through the layer of top dressing, the organic material is incorporated into the soil beneath it, adding nutrients and improving soil quality. York Place Park will be closed off for approximately 4-6 weeks to allow the grass to repair.

Raleigh Park Neighbourhood Houses – By Law 15 Landscape Maintenance Breach

Estate Management has emailed several houses in the neighbourhoods, to inform that the landscape areas the front of the property is in urgent need of maintenance. The plant material including hedges needs to be trimmed back to a symmetrical shape. It is the responsibility of the owner to maintain the Lot's landscape areas as per By-Law 15.



Raleigh Park Community Association – Link Park Light Bollard Fault

Raleigh Park Security have reported the light bollards at Link Park & Garden Arbor in fault. After further investigation, Estate Manager has reset a circuit breaker that has tripped in the electrical service cupboard. Circuit Breaker again tripped and in fault over the weekend 22/23 October. Possible cause of fault is water tripping the lighting circuit. Electrician to be engaged to further investigate fault. Electrical Contractor attended site and further investigated fault with the Link Park Light Bollards. The fault was identified as an electrical junction box with a metal halide lamp was full of water. The water has caused the starter, capacitor, and driver to burn out. Metal Halide Lamp will be replaced with a LED Light Fitting.

Chris Kontis
Estate Manager
Raleigh Park Community Association
6th November 2022