

2017 Lake View Homeowners Association Maintenance Manual

9/21/2017



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CONTRACTORS

CONCRETE

Legacy Landscape, Matt, 386-986-0171, www.designsbylegacy.com, matt@designsbylegacy.net

Top of the Line Concrete, Paul, 386-446-3198, 386-931-3123

ELECTRICAL

Wanerka Electric, Nick, 386-446-9626, www.wanerkaelectric.com

Breakers Electric, John, 386-586-9144

FOUNTAIN

Florida Water Features, Jack, 407-920-1264, www.floridawaterfeatures.com

IRRIGATION

Truecut Lawncare, Blake, 386-864-0230

LAKE MAINTENANCE (weeds, algae, environmental)

Clear Waters, Inc., 386-767-4928, www.clearwaterslakemgmt.com

LAWN AND LANDSCAPE

Truecut Lawncare, Blake, 386-864-0230

MAILBOX POST REPLACEMENT

BST Services Inc, Steve Trawick, 904-803-9517

PAINTING

Gabriel Painting LLC, Gabriel Galisin, 386-747-7111

PEST CONTROL

Dave's Pest Control, 386-246-5055, www.davespestcontrol.com

POWER WASHING

Integrity Pressure Cleaning, Scott, 386-986-0797, www.scottwash.com, scottwash911@yahoo.com

STREETS

Driveway Maintenance, Inc., Mike Turtle, 407-298-8558, cell 407-473-7587, mturtle@driveway.net

AAA Asphalt Maintenance, Inc., 407-298-8558

TREE REMOVAL & TRIMMING

Island Arbor Tree Service, Terry/Dalton, 386-449-9935, www.islandarbortreeservice.com, islandarborservice@gmail.com

Scott's Tree Service, Teffany, 386-569-9101

TREE, SHRUB, & LAWN SPRAYING

Dave's Pest Control, 386-246-5055, www.davespestcontrol.com

WELDING

Chris Van, 386-748-8410

Andrews Welding, 386-437-1007

ELECTRICAL EQUIPMENT



- 1 - Fountain control
- 2 - Fountain starter
- 3 - Landscape lighting timer
- 4 - FPL 120/240VAC incoming feed and metering
- 5 - Irrigation pump & motor

ELECTRICAL EQUIPMENT



- 1 - 120vac duplex outlet
- 2 - 120/240vac distribution panel
- 3 - Irrigation control panel
- 4 - Landscape lighting timer
- 5 - Fountain starter
- 6 - Irrigation starter

GENERAL INFO

ELECTRICAL DISTRIBUTION PANEL

120/240vac, Square D Model QO6-12L100RB

1	Landscape lighting & duplex outlet	2
3	Irrigation pump	4
5	Irrigation control panel & landscape timer motor	6
7	Fountain	8

Circuit schedule



Distribution panel

ENTRANCE LIGHTING

Refer to Landscape Lighting Detail on page 11. Tork RKP203 120vac photocell mounted on top of duplex outlet at AC distribution panel controls entry island post lamp and island landscape lighting. Installed 9/19/17.

Landscape lighting power pack Intermatic model ML121RT is located on north side of entry sign. Replaced July 2014 under warranty. Feeds 3 LED landscape lights on island only.

Post lamp is no longer available from Lowes. Lamp post parts *may* still be available by calling 800-643-0067 and providing model info on page 11. Acrylic 12" globe model #7791-12W and globe fitter model #7785-01B available from Home Depot. Bulb is a 23W medium base spiral CFL.



Entry island photocell and duplex outlet on side of distribution panel

FOUNTAIN

Style: Mushroom

Motor: Franklin Electric, 3HP, 230V 3-wire single-phase, model unknown, replaced August 2017

Pump: American Marsh, model unknown, replaced August 2017

Starter: Franklin Electric Model 2823028110, replaced 3/3/14

Controller: Intermatic Model T30401R, replaced 3/9/14

Lights: 2 – 500w PAR56, 120vac, replaced August 2017

GENERAL INFO

FOUNTAIN STARTER

Franklin Electric Model 2823028110, 240vac single-phase 3HP starter. Starter contains capacitors, starting relay, overloads, and surge suppression for fountain pump motor. Bottom of unit has two red buttons for resetting overload conditions. Power enters via underground cable from fountain timer and leaves underground directly to pump motor. No adjustments or settings required. Replaced 3/3/14.



FOUNTAIN CONTROL PANEL

Intermatic Model T30401R. Timer module on left (Model T101M, 125vac, SPST, 120vac clock) controls fountain lights. Timer module on right (Model T104M, 240vac, DPST, 240vac clock) controls fountain pump motor. Replacement timers available at Home Depot. Pump and light can be manually operated by moving red levers. ON/OFF times are set by adjusting trippers. Light ON time set for dusk, OFF at 11PM. Pump ON time set for 8AM, OFF at 11PM. Use pliers to tighten setscrews. Do not over tighten.

Yellow clock dials must be set to current time by pulling out on dial and turning until correct time lines up with silver pointer. Timer is fed from a 240vac 60 amp double pole circuit breaker at distribution panel positions #6 & #7. Control panel has (1) 120vac 15amp single pole circuit breaker for lights and (1) 240vac 25amp double pole circuit breaker for pump motor. Power to light circuit leaves timer and runs underground directly to fountain. Power to pump motor leaves timer and runs underground to starter box adjacent to timer. Control panel replaced 3/9/14. **Note: both time dials should be reset to current time following a power outage of more than 10 minutes and after daylight savings time changes. Fountain light time dial 'ON' tripper should be adjusted as needed to follow sunset.**



HAZARDOUS WASTE

Paint, batteries, oil, fluorescent lamps, etc. collected on Saturdays once per month. Contact Waste Pro at 386-586-0800 to schedule pickup.

GENERAL INFO

IRRIGATION SYSTEMS

Primary irrigation is controlled by a Rainbird Model ESP-LXME controller with 4 watering programs. Only 'A' and 'B' are used. 'C' and 'D' are not active. Rain sensor installed and active. Program 'B' is used for additional watering of zone 8 (entry island) only. Programs begin running at 12:01 AM. Programming and time set must be changed seasonally. During summer months (April – October), Program 'A' runs Monday, Wednesday, and Saturday. During winter months (November – March), Program 'A' runs Wednesday and Saturday. Program 'B' is only used as needed based on weather and entry island lantana watering needs. Program 'A' settings: Zones 2 through 12 are set to 45 minutes. Zones 1 and 13-16 are not used and set to 0. Program 'B' settings: zone 8 is set to 45 minutes. All other zones set to 0. Instructions can be found on Rainbird website. Controller is fed from distribution panel breaker #5. During programmed watering times, an Irritrol SR-1 pump starter (replaced 6/14/14) is energized and feeds a 2HP 240vac irrigation pump (replaced 7/8/17) that supplies water from lake. A faucet is installed on irrigation pump outlet. Controller must be manually turned on to provide faucet water. Motor Pentek Model C48M2EC11C3, pump Sta-Rite Model DS3HG-01. 9V battery in control panel swing out door must be changed annually. Battery last replaced 9/17/17.



Irrigation pump starter



Primary irrigation control panel



Irrigation pump and motor

GENERAL INFO

IRRIGATION SYSTEMS - CONTINUED

Secondary irrigation controls are located in each cul-de-sac, supplied by city water, and operated by a Hunter Node 100 controller. East controller replaced 2/1/15. West controller replaced 4/11/15. Programming and time set must be changed seasonally. During summer months (April – October), watering runs Tuesday, Friday, and Sunday. During winter months (November – March), watering runs Tuesday and Friday. Start time 5:30 AM. Run time 40 minutes. Controllers are powered by two 9V batteries **each** and should be replaced every three months or as needed. Last changed 6/30/17 on both controllers. Dolphin Irrigation repaired all cul-de-sac pop-up sprinklers in February 2015.

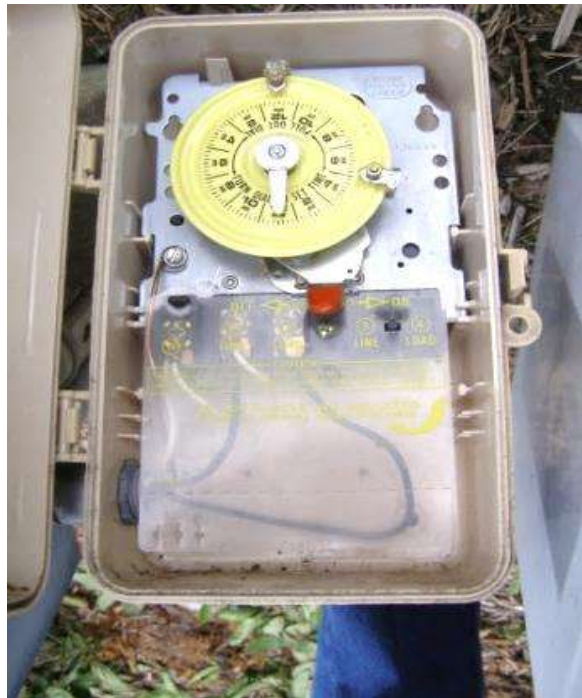


Secondary irrigation system at cul-de-sacs. Controller located in hand hole.

GENERAL INFO

LANDSCAPE LIGHTING

See page 11 for landscape lighting layout. Intermatic Model T101P3 with module T101M (125VAC, SPST, 120vac clock). Replacement timers available at Home Depot. Timer unit replaced 8/11/14. ON/OFF times are set by moving trippers. ON time dusk, OFF time 5AM. Set yellow clock dial to current time by pulling out dial and turning until current time lines up with silver pointer. Timer is fed from a 20 amp single pole breaker at distribution panel circuit #5. All landscape lighting replaced in 2013. *Note: landscape lighting time dial should be reset following power outages of more than 10 minutes, after daylight savings time changes, and as needed to follow sunset.*



Landscape light timer

MAILBOXES

Replacement mailboxes available from Beautiful Mailbox Company, 2360 W 76th Street, Hialeah, FL 33016, beautifulmailbox.com, phone 800-856-6983, Model MB1, hunter green, \$52.10 including shipping.

MAILBOX POSTS

Replacement mailbox posts available from Beautiful Mailbox Company, 2360 W 76th Street, Hialeah, FL 33016, beautifulmailbox.com, phone 800-856-6983, dual-address post: Model KEY 101 DBL, hunter green, with PC1 round ball cap and CB1 base. \$275 each plus tax and shipping. Installation is available by BST Services, Inc., 904-803-9517.

GENERAL INFO

MAILBOX POST NUMBERS

Replacement mailbox post numbers are available from Beautiful Mailbox Company, 2360 W 76th Street, Hialeah, FL 33016, beautifulmailbox.com, phone 800-856-6983, Gold color, approx. 6” width. \$1.50 each including shipping.

PAINT

Hunter Green exterior gloss paint is used for mailboxes, posts, and streetlamps. Available at Benjamin Moore, Lowe’s, Ace Hardware, etc.

PEP TANKS

A Pretreatment Effluent Pumping (PEP) system and control panel is installed at each home. An alarm will sound and red light will turn on when there is a problem with the system. Silence alarm by pressing the reset button on the bottom side of the control panel and contact Palm Coast Utilities at 386-986-2360 for 24-hour service.

STREETS

Asphalt paving is serviced by Driveway Maintenance, Inc., 677 Fairvilla Road, Orlando, FL 32808, 407-298-8558, www.driveway.net, or AAA Asphalt Maintenance, Inc., 4061 Tenita Dr., Winter Park, FL 32792, 407-298-3454. Minor repairs can be handled using Quality Pavement Repair (QPR) cold patch. Next pavement sealing scheduled for 2019. Roadway replacement scheduled for 2023.

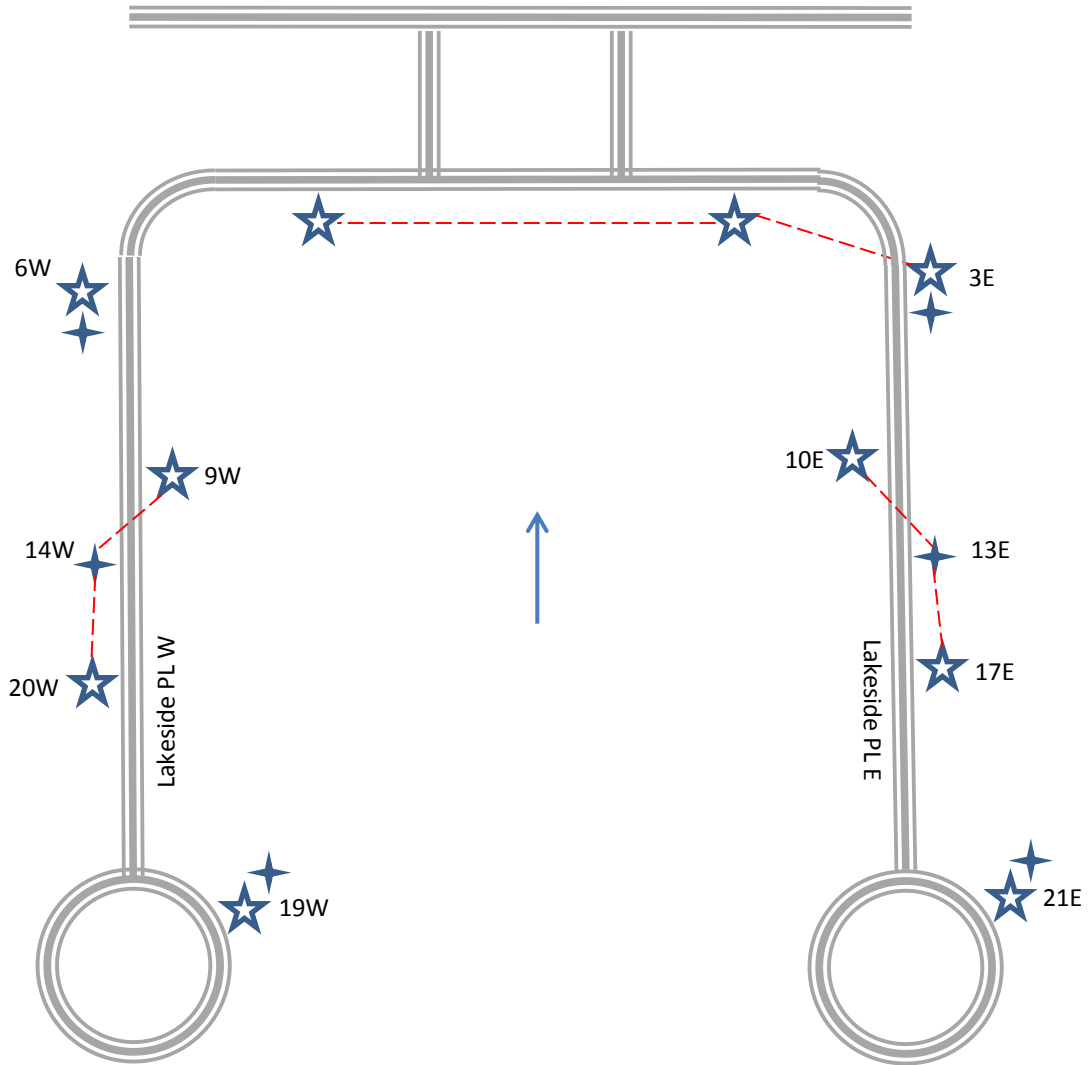
STREET LIGHTS

Street lighting is controlled by photocells as detailed on page 12 and fed load center boxes at each photocell. Load centers are GE 125 amp Model TPL412R. Photocells are TORK RKP203 swivel base. Post manufacturer unknown. Bulbs are 100 watt high pressure sodium, Sylvania Lumalux LU100 or equivalent. Acorn clear globes available from 1000 Bulbs, Phone 800-624-4488, Model PLAS-L63, www.1000bulbs.com/product/131/PLAS-L63.html. All globes replaced 7/13/14 except 19W. Photocells and service entrance boxes were replaced in January 2014 by Wanerka Electric.




TRASH PICKUP

Disposal services provided by Waste Pro, 386-986-2360. Normal trash days are Tuesday and Friday. Recycling pickup Tuesdays only. Large items such as furniture picked up Fridays only. Appliance disposal must be scheduled for pickup by contacting Waste Pro. Yard waste is picked up every Wednesday and does *not* need to be bundled or placed in a container. For holiday schedules, visit Palm Coast’s website at www.palmcoastgov.com/

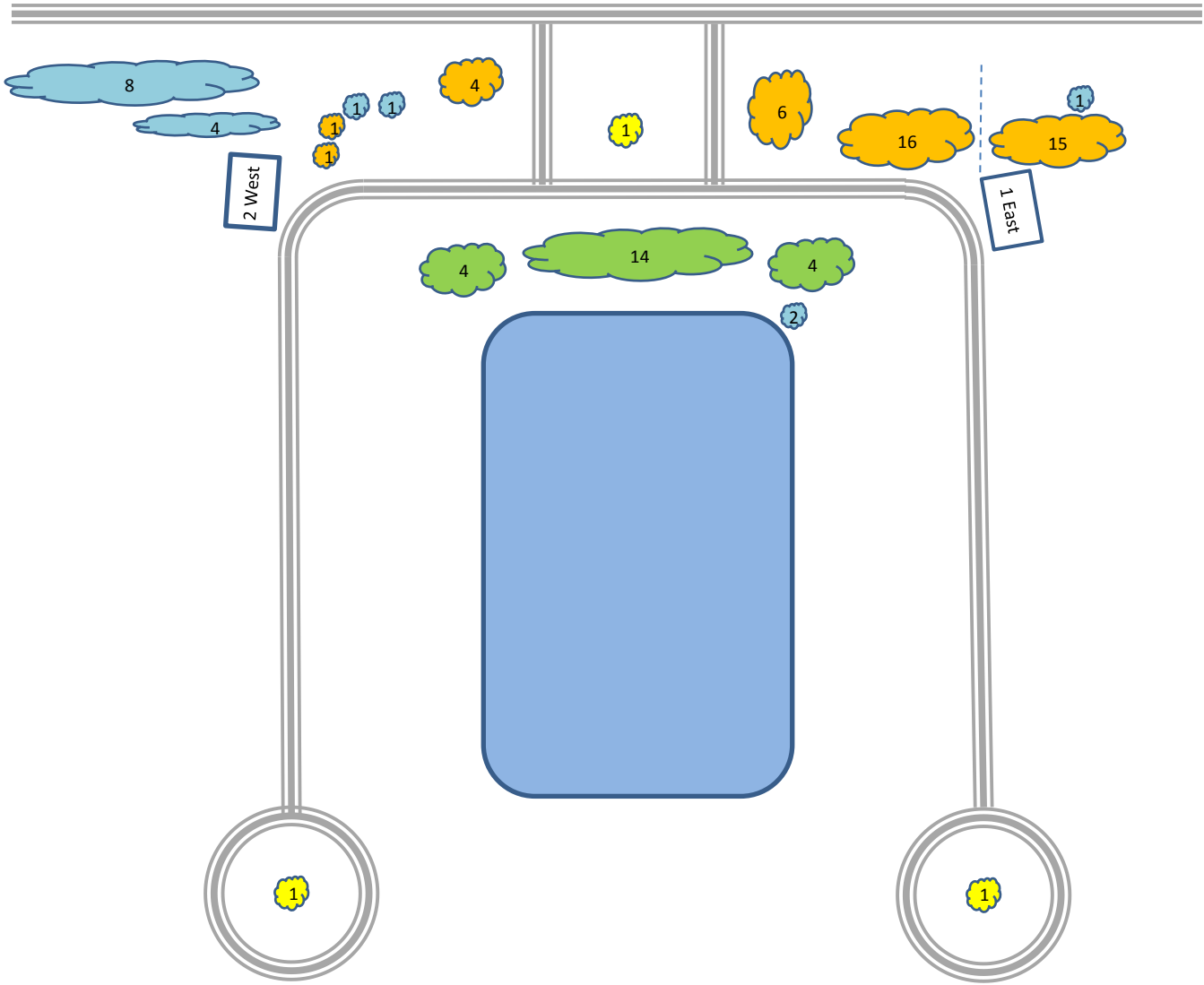
STREET LIGHTING DETAIL







LEGEND

-  100 watt HPS lamp, Sylvania Lumalux LU100 or equivalent. Globe, Formed Plastics FP 192-8PCC or 1000bulbs.com PLAS-L63
-  Photocell, TORK RKP203 or equivalent
-  photocell controls multiple lights via underground cable

PALM TREE DETAIL



LEGEND	
	Medjool Date Palm
	Washingtonia Palm >30 ft.
	Washingtonia Palm <30 ft.
	Sabal Palm
Total palms = 85	

PRIMARY IRRIGATION DETAIL



ZONE	ROTATORS	POPUPS
1	not used	
2	0	21
3	13	0
4	8	0
5	0	20
6	7	0
7	8	0
8	0	14
9	12	0
10	0	12
11	0	12
12	0	13
13	not used	
14	not used	
15	not used	
16	not used	

SPARE PARTS INVENTORY

QTY	ITEM
1	Intermatic T104M mechanical timer (fountain pump use only)
4	Intermatic timer tripper
3	100W high pressure sodium lamp
1	GE 15amp GFI circuit breaker
5	¼" – 20 set screws, 1" length (for streetlight post globes)
1	Mailbox flag, red metal
4	Photocell, TORK RKP203
4	Landscape lighting stakes
12	9V batteries
6	Scotch locks (for landscape lighting taps)
5	Blue utility identification flags
1	Globe fitter (for entry lamp globe)