

Information sheet on the Maintenance staff and Grounds Beautification

One of the questions that the board is asked often is about the responsibilities of our maintenance staff. The board thought it would be helpful to walk everyone through a few of their responsibilities.

They do quite a lot, but their daily/weekly responsibilities include;

1. Cleaning and maintaining the clubhouse interior and pool deck. This includes the 4 restrooms, showers and gym. They clean after every scheduled event, and come in on either Saturday or Sunday and clean during the pool season.
2. Seasonal maintenance of the pool and clubhouse area.
3. Trash collection and removal from the multiple bins across the neighborhood.
4. During the pool season, daily pool maintenance. (John is licensed to maintain our pool). Annually the pool deck is cleaned and resurfaced
5. Maintenance of the clay courts. They need to be rolled several times per week and blown off.
6. Weekly mowing, trimming and edging of the many common area zones throughout the neighborhood. This includes returning with a blower to clean up streets and leaf control in the fall and winter.
7. Installation and maintenance of our large landscaping items. (trees and bushes)
8. Cleaning up debris after storms. This happens several times per year and our team starts early to get debris out of roadways.
9. Dead animal removal. (We lose a few deer each year)
10. Weed control throughout the common areas.
11. Maintenance of all equipment owned by the POA. Most of our small equipment is serviced in-house by our staff.
12. Maintenance and repair of our sprinkler systems. We have dozens of zones and control boxes throughout the neighborhood. Our team does the maintenance and repair.
13. Maintenance and repair of our many landscaping lights.
14. Cleaning and upkeep of our fountain.
15. General repair and replacement of lights, electrical plugs, ceiling fans, clogged toilets, etc.
16. Oversight of any extra work projects. Examples include water and sewer pump maintenance and repair, Elevator maintenance, large painting jobs, HVAC maintenance and repair, city water leaks, clay court maintenance tree cutting and removal.

This is not their entire list of responsibilities, but hopefully provides a picture of how much they accomplish. Many times, they arrive well before sunrise to avoid working too many hours in the hot SC sun, so some days you may see them leaving in the early afternoon.

So, another question that has been asked is, "What is the value of all their work and is it worth having a full-time staff versus contracting everything out?"

The value, that the board believes, is that if you added in all the time that it would take to individually contract all of these services out, it would not only cost more, but would also be a huge volunteer burden to the community. Everything would have to be bid, contracted, scheduled and reviewed by a volunteer for payment. Currently, it only takes one volunteer who meets with the team a few hours each week to verify their work and tasks.

We all have experienced the difficulty of getting good vendors to bid and perform work this far out of town. We (the board) believe that we are fortunate to have a maintenance team that loves this community like we all do, and come every day with the intention of maintaining it to the best of their ability. Are they perfect? Nope, and neither would be any other vendor we would hire. But they care and they try daily to make Harbour Watch a special place for us to live in and enjoy.

Lastly, we have been asked as to why we need to have grounds beautification workdays since we have a staff that can do the work. This is a great question, and the answer represents the ethic of our community. There are members in our community that truly love working outdoors, and helping to beautify the neighborhood is their way of contributing.

We are fortunate to have neighbors that are master gardeners, former landscaping professionals and those who just like getting their hands dirty. They have come together and have plans to take the neighborhood to the next level of beauty by identifying areas of restoration, doing seasonal planting throughout the neighborhood and identifying larger projects like shrub planting and other tasks for the staff to complete.

We are thankful for this group's passion and efforts to take Harbour Watch to the "next level" of beauty, and look forward to seeing the outcome of their efforts. If you are interested in volunteering, please reach out to the committee at Harbourwatchgbc@gmail.com