

Emne: Updated maintenance offer for Arcadia

POINTS WITH EXPLANATION FOR ARCADIA

- Professional active swimming pool maintenance 6 months includes chemicals ; 6 months winter maintenance without open the pool.
- ***We always prefer to keep the swimming pool half open in winter means to keep half water in because hard weather conditions cause damages on the floor, edge walls and also pool lights.***

- Professional garden maintenance 12 months
The garden should be looked after very well . The grass should be cut and sprinkled regularly , for the nice grass fertilizer should be applied when it needs. Apart from existing gardener we get an independent agriculture engineer or landscape architect every two months or more often to check the garden if they have a problem or not.

- Garden and blocks cleaning 12 months
- ***We clean the communal areas (garden, halls, inside the blocks....etc) once a week by cleaner ladies who are doing this job in other places.***

- To arrange and follow site Maintenance payments
- ***We keep to follow site fee payments and do for unpaid fees what it needs. In our records the accounts are always updated so anyone from committee can see the accounts whenever they want. Also, if the owners accept we can share all current accounts with the owners every month. All income and expense are being done with the receipts.***

- Site Maintenance payments accountancy
- ***Explained above.***

- To arrange and follow security guards' salary and insurance (For 3 security guards)
- ***One of the most important thing is official transactions and insurance of the staff in the complex. We follow the regular salary and insurance payments of staff by an official accountant. In Turkey recently this subject is very sensitive and should be followed otherwise the complex may loose some money as penalty which is not good.***

- To follow and make communal payments (electric, water, internet...etc)
Electricity and water in the complex are very important two things. If the facility bills are not being paid on time, this brings some extra liability to the complex.Can you imagine if electricity is cut off in the middle of summer even for a short time because of an unpaid bill ! no swimming pool as no pump and this is scandal!

- Twice a week inspection of the complex ourselves (apart from gardener and swimming pool company)

- ***Every two days we visit the complex and speak to residents and also to staff face to face and check if everything is on way or not. This is sometimes day time and sometimes night time to check if security is awake or not, the outside lights are okey or not, communal cleaning is okey or not.....etc***
- To open a page in Facebook and enter current information with photos
- ***Apart from seperate communication we open a page in Facebook and share photos and information from complex. Of course only members can see the details on this page. Even if nothing happens we still keep to share the photos from complex. If everybody is agree we can share the accounts here as well.***

The annual price is total 86.400 TL includes our service fee. (Our service fee is 1.000 TL for a month). So each apartment needs to pay 2.700 TL for a year for above mentined services. It is monthly 225 TL for each apartment.

Also, we saw and heard that all downstairs apartments flooded in October 2014 and most of them hardly damaged. We can check the drain system of Arcadia and main system to stop the flooding in winter months. If the system is available we can make the pipes wider and put one way valves to keep the water going out but not coming in. Of course this may work depends how the system is.

We hope our offer is reasonable for your complex and look forward to hearing from you. Please do not hesitate to contact us if you have any further questions.

Sincerely Yours
PLUS HOMES -SPM

P.S. Extra money could be charged, if there is any damage or any problem need to be fixed / replaced



Bu e-posta virüslere karşı Avast antivirüs yazılımı tarafından kontrol edilmiştir.
www.avast.com