

# Holiday RV Park Members

## September 2023 Meeting Packet



Contents are Approved for  
Members Only





# **Agenda**

Holiday RV Park  
Members Association Meeting  
Saturday, September 9, 2023  
9:00 am

Call to Order  
Flag Salute  
Roll Call  
President's Address  
Minutes to Previous Meeting

Charlie Weeks  
TBD  
Denise Gagliardi  
Charlie Weeks  
Denise Gagliardi

## **Committee Reports**

Financial Reports  
Collections  
Management  
Park Use  
Correspondence/Public Relations  
Park Maintenance  
Rules & Regulations  
Manager's Report  
Reportable Actions

Talley Snow  
Tom Barcellos  
Darin Batty  
Charles Nunes  
Mark Schieber  
Don Smith  
John Watkins  
Aaron Cartwright  
Denise Gagliardi

## **Old Business**

1. Refuse Compactor
2. HD Forklift
3. Park Landscaping
4. Magnolia Center Shade Sails

Don Smith  
Don Smith / Mark Schieber  
Talley Snow / Aaron Cartwright  
Don Smith

## **New Business**

1. Review 2024 Annual & Capital Budget
2. Review 2024 Rates, Fees & Assessments
3. Review 2024 Rules & Regulations
4. Annual Meeting Planning
5. KaiVac Cleaning System
6. RV Power Gate

Talley Snow  
Talley Snow  
John Watkins  
Aaron Cartwright  
Talley Snow  
Talley Snow

## **Members Comments**

## **Board Member Comments**

## **All Motions**

## **Executive Session**

1. Finalize Employee Bonuses & Holiday Event
2. Snowbirds – Exclude Pull-Through Spaces from Snowbird Season





### **Board of Directors**

Charlie Weeks (2021 – 2024) – President  
Mark Schieber (2020 – 2023) – Vice President & Public Relations  
Denise Gagliardi (2021 – 2024) – Secretary  
Talley Snow (2022 – 2025) – Treasurer  
Darin Batty (2022 – 2025) – Management  
Tom Barcellos (2021 – 2024) – Collections  
John Watkins (2020 – 2023) – Rules and Regulations  
Don Smith (2023 – 2026) – Maintenance  
Charles Nunes (2019 – 2025) – Park Usage (Zoom)

Members Present – 30

Meeting called to order at 9am by Charlie Weeks.

Flag salute led by Mark Schieber (Locker 155).

### **President's Address**

- Please silence or turn off all cell phones.
- This meeting is for members. We welcome Non-Members to attend the meetings, but they are not allowed to make any comments or ask any questions.
- This is a volunteer Board. No one is paid for their time. Directors are reimbursed for traveling expenses.
- Members are welcome to participate during the *Member's Comments* section of the agenda as well as during the meeting but must pertain to the subject being discussed.
- As stated in the rules, all complaints to Park Management must be in writing and signed by the person making the complaint. Anonymous statements will not be taken into consideration.
- Discussion can become emotional, but all members deserve to be treated with dignity and kindness.
- The Board aims to answer member questions at every meeting. However, responses to specific comments or questions may be deferred for review and placed on next month's agenda.
- Holiday RV Park's meetings and procedures are governed by its bylaws, CC&Rs and rules.

### **Committee Reports**

#### **Financial Report – Talley Snow**

Park Accounts	Balance (7/31/23)	Monthly Comparison	July 2023	July 2022	Difference	% Change
Mechanics Bank-Operating	\$130,455.35	Income	\$185,996.76	\$158,529.55	\$27,467.21	17%
Mech. – Laundry	\$30,480.65	Expense	\$77,658.05	\$84,156.22	-\$6,498.17	-8%
Mech. – Dues	\$75,399.27	Net Income	\$105,504.65	\$70,568.12	\$34,936.53	50%
Mech. – Emergency Reserves	\$101,810.99					
Mech. – CIM Reserves	\$25,914.71					

## **Financial Report – Talley Snow**

Things are looking really good. We have had a great summer so far and I believe we will have a couple more full weekends after our summer season is wrapped up and complete so we should see things continue in a positive direction. I have a couple other things to discuss later in the meeting in regard to transferring money and will wait until that time.

## **Collections – Tom Barcellos**

Currently we have \$16,568 outstanding in dues and of that \$2,118 is accumulated from 5 shares that are more than 60 days past due, of which 2 of those are currently in the foreclosure process and we will be holding an auction for those 2 in October or November. Once we have a concrete date decided, we will make sure to put that information out in plenty of time for people to plan on making it as we have done in the past.

So, that leaves us with \$14,450 due from our July assessment. There will be late charges put on any lockers that have not made payment by September 1<sup>st</sup>. The office staff has been working diligently on reaching out to people to give them a reminder and let them know prior to the late fee hitting. We will have an update next month on where we stand, and we should be pretty close to zero when we do that update.

## **Management – Darin Batty**

There isn't a whole lot of information to report as everything is running great; Office is doing good and maintenance staff is doing good staying on top of everything during these busy summer months.

## **Park Use – Charles Nunes**

In July 2022, our park use was 85.6% coming in with a revenue of \$183,372.35 compared to this year July 2023 where our park use was 89.50% coming in with a revenue of \$186,209.68. The park use was a difference of just about 4% between the years and our revenue was a difference of \$2,837.33 which means in the month of July we have done a great job of keeping the park occupied and full to almost 90% which is great. And my understanding, if I am not mistaken, is that for the next at least 3 weekends, we will continue to be close if not at 100% full, which will be a great end to our summer season.

*Comment from Charlie Weeks – A lot of great information came out of that report which makes me very happy because for us to hold a monthly average of almost 90%, it means we had to be booked 90 – 100% of the time in the park. Normally, during our mid-weeks as all of you might know when staying in the park during the quieter times, we have a lot of people leaving and then coming back for the weekends. But what these numbers show is that our office staff has done such an amazing job of booking throughout the entirety of the summer and filling in those gaps in order to have the park full. We love seeing it and it really is nice to have the park full and operating well!*

## **Correspondence / Public Relations – Mark Schieber**

Interesting thing is every week I go through the questions and comments, and it seems as though everyone is saying the same thing; our sites are too small, people are not taking care of their dogs or using the dog run, people are driving too fast through the park, etc. Sometimes I wonder, are there too many complaints or are we out there trying to communicate the concerns to our members, and this is now really reduced? Are we helping to stay on top of it or not? But when I speak with people who are staying in the park whether it be in person or on the phone, I get the vibe and I'm being told that things feel good, and it feels like the old days. Most of the comments we are receiving are problems we aren't able to solve because of how the park is built. So, I am encouraged to hear that everything I tend to hear and see is an upward trajectory and not a downward trajectory and we will continue to go up from here.

**July 2023 Guest Survey Comments:** *Please refer to the attached comments at the end of this document.*

## **Park Maintenance – Don Smith**

There are a couple new items that I will be discussing later on in the meeting but for now the guys are doing great and have been staying really busy with all the people coming in and out of the park. They have been doing their best to stay on top of the weeds in all the sites and keep the sites and facilities cleaned up, which is very good. Everything seems to be looking really good around the park and I haven't really heard any negative feedback from any of the guests staying in the park. Once everything starts to slow down after the summer and the holidays, the guys will have more time to start focusing on the projects around the park and making sure all sites are clean and well maintained.

And lastly, Kim has also started back full time in the park so you will see him around the park more often and make sure to welcome him back!

## **Rules and Regulations – John Watkins**

I have spoken with Aaron and there haven't been any problems; we are pleased with where things are going. Next month we are going to sit down and go through the rules and regulations and see what we can do about cutting them down more. I definitely don't want it to be as long of a process as last year, but we believe we should be able to cut a couple more things out and fine tune the ones that are remaining. Other than that, things seem to be looking good and we have no problems.

## **Manager's Report – Aaron Cartwright**

Over the snowbird application weekend, we had Lori Couto here again with her food truck and she had a good weekend though not as successful as during 4<sup>th</sup> of July but that is to be expected with us not having as many people in the park as during 4<sup>th</sup> of the July. She had a net revenue of \$400 which is good for the park and good for her as well. I do want to schedule her for Labor Day weekend but I do hear they may be a tri tip BBQ so I am going to work around that and make sure nothing conflicts with that and if people want to have a good time around here than we won't conflict with that and we will figure out how to do business around that.

We had a suggestion from Meredith Oates last month during the meeting to replace the ice scoop in the Clubhouse, so I went ahead and bought an ice scoop and if someone takes it, that's okay I bought another one. It is the kind you can leave inside the freezer because it is a plastic silicone instead of metal ones, so it makes it more convenient and definitely something we need to have.

We also received a comment from Mary Jo Sawyer at the last meeting about the rules and regulations about pets in the park; how do we communicate this to the people? Do we spend time on the phone with people? Do we spend time when they are trying to check in and we have RVs crowding at the front of the park? We try to communicate it to guests as they are checking in but in lieu of all that, I made two signs to put in the dog run where most pet owners would spend some of their time there and they can look at the rules and hopefully catch some attention of the pet owners who may not know the rules. It is not all the rules under the sun, but it is the most important rules on a sign. Great suggestion and idea from Mary so thank you!

One of the other things we have been doing is we started the process of having an early check-in policy with an early check-in fee to complement our late check out policy that we have always offered to guests staying in the park. So far, it has been largely positive, and I would view it as a success. For example, July 2023 we netted in \$430 for either early check in or late check out. In July 2022, we netted only \$60, and it was only late check outs back then, so it is having a positive effect. There has been a little pushback from some members, not the general public, stating it isn't fair and why are we doing this. The bottom line is the check-in time is at 2pm and there is a reason we have it in place based on business and guest needs. If someone would like to check in early, then we will do our best to accommodate that with a fee which I believe is pretty reasonable. So, we will probably officially be working that into the rules and regulations for next year since late check out has already been in the rules.

*Comment from Gayland Monken (Locker 281) – What if your RV is towed into the park early? Are you able to get into your RV early or do you have to wait until 2pm to get into it?*

*Reply from Aaron Cartwright – If you are going to use the facilities and check in early, then you would need to pay the early check in fee. It is a benefit and convenience to us as a business and the tow drivers to be able to tow the trailers into the park early. They also are capable of parking the trailers on their own without any assistance from staff.*

As everyone heard from John Watkins, everything has been going fairly well with the rules but as you can see in the survey comments people mentioned, people outside of the park have been using the facilities who are not registered guests in the park. I will mention there was a person associating themselves with an owner that was taking advantage of our pool. I made sure to handle that situation and let the owner know that due to their unfortunate behavior in the park, they were no longer welcomed in the park at all. This is for registered guests, members and paying customers only; it is not a public pool. Any registered guest, member or paying customer may have guests from time to time but they need to respect the facilities, staff and be with you at all times. This is a family park and should be treated as one so we will not allow people to break the rules such as cannon balling in the pool/spa, diving, no drunkenness, no horseplay, etc.

*Comment from John Watkins – Aaron did a very good job of handling the situation. He made sure to communicate with the staff and myself and made sure to have a conversation about how to handle the situation and then executed the situation perfectly.*

Finishing on a good note though, we were featured in a California Outdoor Hospitality Association (CalOHA) magazine which is an industry magazine for the RV industry. We received a cover page story including an article with pictures of the park free of charge of course. This went out to about 1,300 locations all along the western United States. I am really proud to see the park getting some recognition in print from our peers. There are just a couple copies that we received to give out to our Board of Directors, couple copies for the individuals who allowed us to feature their sites in the pictures and then the member who took the pictures of the park. There is a framed copy hanging up in the office if anyone would like to stop by to see it.

*Comment from Monika Harris (Locker 350) – Is there a way to be added to a mailing list in order to get a copy of this or show it to people that are outside the park so they can read about the park?*

*Reply from Aaron Cartwright – No this magazine actually gets mailed from CalOHA out to all of the other RV campgrounds, dealerships, organizations like that because it is an industry magazine. It is not meant for the general public. CalOHA does provide us with guides that are customer facing which have information about the parks in various areas. The industry magazine is sent to the park office, and we receive it every month and it has information about the RV businesses and what is changing and going in the actual RV industry.*

*Comment from Joelyn Lutz (Locker 369) – So do you have something when people check in where it asks, “how did you hear about us?” so we can tell how many people are coming in based off the advertisement? And do people actually answer the question?*

*Reply from Aaron Cartwright -On the back of the parking tags we give out to people when they check in that is one the specific questions that is asked. And yes, some people do.*

*Reply from Charlie Weeks – This was a really big deal, and a lot of people were actually involved in this. Aaron was actually the one who did the amazing write-up in the magazine, and it was really great!*

## **Reportable Actions – Denise Gagliardi**

I just have one reportable action from last meeting which is that we transferred \$20,000 from the operating account into the emergency reserves account.



### 1. Cable/Internet: Spectrum – Don Smith

As everyone knows, Spectrum recently came into the park and replaced the big device up in the office and switched everything over from analog to digital. And as everyone quickly found out, you will need to rescan the channels in order for the channels to show up. Some of the channels are still missing at this time and it is something Spectrum is aware of and is currently working on a solution in order to try to get all of our channels back. All in all, the internet and the cable service are better. As far as them getting us a proposal for contract, they have a team of people supposedly working on that as well. I have also reached out to a couple of different providers as well to have them send us their proposals as well so I can get different pricing for different carriers.

*Reply from Charlie Weeks – Everything I have heard so far has been positive other than the disruption people have been having with their TVs and the fact that some of the channels are missing but everything seems to be coming in clearer and the internet seems to be much better.*

*Comment from Gayland Monken (Locker 281) – How are we in regard to reaching our capacity for our internet? Are we working on normal rates or are we being slowed down because we are almost at capacity? And are there other ways to watch cable without having a direct connection like Roku or smart devices?*

*Reply from Don Smith – We are set up on a commercial plan so we don't have any caps or anything that would cause our internet connection to slow down. They have nodes set up everywhere around the park in order to help with ample coverage. If you download the Spectrum app on any device as long as you are hooked up to the park's Wi-Fi, it will automatically connect you to our cable plan. The Roku app also shows a TV guide whereas even the new system that is in place does not have a guide to show you what is actually on. And everyone who has their own box in the park has even said that everything is going great with them where they used to have their own boxes go down about 20 times a day and that doesn't seem to be happening anymore.*

### 2. Assembly Bill 1472: Update – Aaron Cartwright

If you weren't here for the last two meetings, the California state assembly kicked around a bill that would severely impact long term guests in every RV park in California. It pretty much states you can't ask anyone to leave just because you don't want them to become residents in your RV park. It would be a civil penalty of \$500 and so on. The bill died in the legislative process and basically tabled until the April 2024 legislative calendar which means it will probably be forgotten about. The person who introduced this didn't come back with anything that the other assemblyman and legislators were looking for. We can put this out of discussion for now and if it ever comes up again then we will talk about it then.

*Reply from Darin Batty – And I just want to say thank you to all of you who called and wrote letters to your local assemblyman on such short notice from the last meeting.*

### 3. Picnic Table Replacement – Aaron Cartwright

I would like to replace the old wood picnic tables because most of them are worn and are truly disgusting and doesn't help with the image for this park moving forward. My thoughts are to replace them with something that is lighter weight, easy to store and can withstand the elements. I found a model through U-Line, which is a great distributor since we always shop from them, great customer service, fairly good pricing, order next day delivery and when we need them, we can get them. I purchased one just to see the quality and it is over at the laundry mat for anyone to take a look at.

If I buy at least 3, they are \$350 a piece and we would need approximately 100 total for the park. This would be a process and not purchase them all at the same time because we would need to disassemble the ones we have and slowly replace the ones we have disassembled.

*Comment from John Watkins – So you are wanting to replace the ones in each of the sites and the ones in the Magnolia Center as well?*

*Reply from Aaron Cartwright – The Magnolia Center is not as much of a problem, and I would rather go in a different direction with that furniture.*

*Comment from Talley Snow – Do you think if we placed a larger order, U-Line would consider reducing the price?*

*Reply from Aaron Cartwright – As far as I know without asking them, they would not be willing to reduce the price. Once you cross the threshold, I don't believe they give any further discounts because they have already discounted them with purchasing 3 or more.*

*Reply from Talley Snow – Okay. Just to throw out a suggestion for the old tables. Instead of just throwing them out, maybe we could put them on Facebook marketplace to try and recoup the costs. Or maybe we could try and use the wood for projects around the park. And also, since we are going into our slower months, maybe we buy a good chunk of them right out the gate.*

*Reply from Charlie Weeks – Yeah, we could buy something like groups of 10 or something like that. They do take a little while to put together but once they are together, they look really nice.*

*Reply from Talley Snow – I don't know if this is something that we are ready to make a motion on, but I believe we have sufficient funds in the laundry room account to go ahead and make a purchase of a minimum of 10.*

*Reply from Charlie Weeks – I think we have sufficient funds. It seems like a table they will have in stock all the time so if it is something that we don't need right now we could always wait. Or if we need them right now then maybe we jump on the opportunity to purchase some.*

*Reply from John Watkins – I definitely think it is something we need to do soon because it is an improvement on the park, and we definitely have the money to do it right now. If we are looking at needing to purchase 100 of them, looking at the financials if we purchased 50 of them, we could do it right now.*

*Reply from Talley Snow – I don't believe we need to do all of them at one time.*

*Reply from Aaron Cartwright – There are definitely logistics involved and we do not have the space to be able to store 50 tables right now plus any of the old ones we are taking out. They are going to deliver them in bulk and the guys are going to have to take the time to put them together as well.*

*Reply from Mark Schieber – Yeah, I believe that if we are getting them at a discount of 3+, then we order 10 at a time as needed and replace them as they are needed. Then that way you are only dealing with a small portion, and you are getting the discount anyway.*

*Reply from Tom Barcellos – I think the best way to do it is to get them in pallets and it is something we would probably need to research so we could know how many come on each pallet and if the pricing would be better. I agree we shouldn't be getting them all at once and we need to concentrate on the sites that need them where the old tables are falling apart and can't be fixed.*

*Comment from Debra Kindell (Locker 249) – At the last meeting, I believe there was a discussion about getting heat resistance tables. Were you able to research that and see if you could find one that is heat resistant?*

*Reply from Aaron Cartwright – It is a trade off where we certainly wouldn't want them to put a grill or something on top of these tables. They would need to put something down in order to protect the table. That was something Darin was mentioning where they would need to go to a hardware store and get a little wood block or something,*

*Reply from Debra Kindell (Locker 249) – In that respect, I believe we should only get smaller quantities that way we can keep an eye on how people use them and how long they last.*

*Reply from Charlie Weeks – I think a nice stencil or a sticker letting people know they can't place BBQs on the table otherwise people will say they didn't know they couldn't place them on the table. It sounds like we have a couple of ideas out there where we can hold off and find out more information on a pallet order or even if we plan on purchasing more getting a reduced price on them. It isn't something we are in a rush to purchase so I think we can do more research and get a couple of the questions answered before we start purchasing them. I am thinking by next meeting we can get more information and present it to the Board, and we should be able to decide by then. Is everyone okay with that?*

*Reply from Tom Barcellos – No, I will make a motion to commit us to buying an appropriate number of tables, which would be 50 or 100, whichever it is. We get approval to get it done and then Aaron will let us know through email or whatever the answers to our questions are. The reason I say this is because when you start getting past summer time and you start getting into winter time, if you want to walk into the Home Depot, they have cleared out the summer inventory and start bringing in the winter inventory. The same will go for the inventory at these different companies that offer this stuff, and they may not have it readily available, or the cost may go up. Right now, they are trying to get rid of the inventory and so we might get a better deal. We may be able to get the best deal now.*

*Reply from Darin Batty – Yes, I agree with the pricing statement. We need to find the best pricing but still move forward.*

*Comment from Charlie Weeks – Okay so Tom is making a motion to purchase 50 or 100?*

*Reply from Liz Cuccia – I think you keep it as up to 100 and then that way Aaron can research pricing and decide how many to get each month.*

*Reply from John Watkins – Yes, I would second that. We should be doing up to 100.*

*Comment from Gayland Monken – Can I suggest something about the BBQ grills? People will do it and place the BBQ grills on the plastic tables. Can I recommend that when we get these, can the maintenance guys figure out a little piece of metal and screwing them on? They do it across the street.*

*Reply from Mark Schieber – That is something we can figure out later. I think there are still some variables not yet answered here. This pallet pricing thing, Aaron have you ever dealt with U-Line in any determination on any pricing of the 3+ options or anything above that?*

*Reply from Aaron Cartwright – On their website, they just have it listed as you buy this quantity, and it is this pricing, or you buy that quantity, and it is that pricing. I would probably need to talk to a rep or something to see if it is even possible.*

*Reply from Mark Schieber – I just think if we buy 100 of these things as example and we find out we have to start screwing pieces of boards on these things and now we can't sell the old ones on marketplace for any money. Does U-Line offer a table that has these pieces for the BBQs already attached or something like it? Or do they sell the attachment pieces to add onto the table we were already looking at or anything like that? I just think we should start with a smaller batch.*

*Reply from Aaron Cartwright – Not that I saw, no.*

*Reply from John Watkins – I agree but that is why we were saying up to 100. We leave it up to Aaron so he can buy 3, 6 or 10.*

*Reply from Mark Schieber – I am just saying maybe we are looking at the wrong table and maybe we can find a table that can get all of those things for \$500 instead of \$350 but it has everything we need.*

*Reply from Aaron Cartwright – Yes, I know exactly what you are talking about, and I have seen them, and Don has suggested them, and I love those tables. They are thermoplastic but they are extremely heavy so that puts an “x” on one of our needs. We need to make sure they are light, so they are easily able to be moved around in case people don’t want them in their sites because they need to be able to park in their site, so they have to be movable and storable.*

*Reply from Mark Schieber – So Aaron what do you think then of getting a smaller batch of them like 10-25 of these to test them out before we get all 100?*

*Reply from Aaron Cartwright – I think that is what we are talking about right now. I am not going to buy 100 even if you told me to because the staff would kill me, and we don’t have the storage room to be able to store the ones that we are replacing or the ones we are waiting to put together. The benefit to making a motion now for up to 100 would be I wouldn’t have to come to the board every month and say “please can I get a motion to buy 10 tables?” If we approve me to buy up to 100 tables, then I can buy them at my discretion while communicating it with the board.*

*Reply from Mark Schieber – Okay so would you guys consider changing your motion to 25 or something like that?*

*Reply from Tom Barcellos – The motion is for UP to 100 so that means he can buy 10 or 25 or whatever he sees fit. This way he doesn’t have to keep coming back and waiting until the meeting to get an answer.*

*Reply from John Watkins – Yeah, I like him buying 3,4, or 5 at a time but at least this way he doesn’t have to keep coming back to us all the time. If he is happy and the people are happy, then leave it up to Aaron to decide on the quantity he buys each time he buys them.*

*A motion was made, and roll called on. Motion passed.*

## **New Business**

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### **1. Transfer Operating Account Funds to CIM – Talley Snow**

*See motions below.*

### **2. Refuse Compactor – Don Smith**

One of things I would like to recommend today is installing a Refuse Compactor in the back of the park behind the 700 sites by Aaron’s trailer and behind the shop. The 1<sup>st</sup> reason I had suggested we do that is because we would save probably between \$18-\$20,000 a year from the garbage bill. The total cost for the unit and installation would come to about \$80,000 total but then we are talking about saving up to \$20,000 going forward.

The 2<sup>nd</sup> reason I suggested this is because we would reduce the number of garbage trucks that would be coming into the park every year going from 104+ trips a year down to about 10 per year. From a safety standpoint with the kids, we are eliminating 90% of truck traffic. From the point of view of road use and longevity of our pavement, especially since we are looking to replace the roads at some point, we would absolutely eliminate the heaviest vehicle that would be coming through the park. We essentially would probably have one trip a month.

So, in your packet, you have all your information, the cost of everything, the cost savings that I am talking about. These compactors are very quiet, they don’t leak, and they don’t smell. If you wanted to check one out, Pismo Coast Village has had one that has been upwind to our park for about 20 years and most people don’t even realize it is there because it is in the corner and up against the fence. They are sealed units, there are no cockroaches, and no rats and people don’t seem to complain about them. They are everywhere including restaurants and they are in shopping centers behind the businesses. It is the most effective way to collect and dispose of trash. So, purchasing this compactor will not include our recycling; we will still continue to have the recycling containers and have them picked up every week. The forklift that we have now can handle moving the dumpsters around. We don’t have to have as many dumpsters by the restroom and instead just have one of the recycling and one of the trash cans and the rest can go back by the shop. When the trash gets full, the maintenance guys can just pick up the dumpster after they are done moving a trailer and just empty the dumpster. The

compactor itself will let you know when it is getting full so we can schedule someone to come in and dump the compactor. I have about 20 years of experience with these compactors and so I can answer pretty much any question you may have.

*Comment from Leslie Bodine (Locker 005) – I think it is a great idea, but I have a question. So, you are saying it is reducing the number of trucks that come through here, but what about the recycle? And how about smell?*

*Reply from Don Smith – The 104 trips only include garbage. So, if you add the once a week for recycling, that is still going to come. If we wanted to put a secondary compactor back there for recycling that would only dump probably about once a year and then it would totally eliminate trucks coming in the park altogether. My recommendation is walk across the street to Pismo Coast Village and that is an apples-to-apples comparison. They are going to have the same trash and smells coming from it that we would have in our park because they are also an RV park.*

*Reply from Leslie Bodine (Locker 005) – Okay but that actually has better ventilation than we would have back in the back of our park.*

*Reply from Don Smith – Okay but that is upwind from us, and I don't ever smell it. These are sealed units and even walking by it you don't smell it. These things have to be sealed because they are meant to keep the bugs out and keep the smell minimal. They would also be under warranty, and we would have a service agreement. We are just trying to look at ways to reduce cost and promote safety.*

*Reply from Jerry Bodine (Locker 290) – I think it is a great idea, but my comment is ever since you have mentioned this, I have been driving around and looking at several restaurants where they are a complete mess around them. I am assuming that it was carelessness and neglect by the employees based off what you are saying. You are making it sound like there is very little for the staff to do and I am not sure that is going to be the case.*

*Reply from Don Smith – No, I am not saying that there isn't going to be a lot for them to do because they are going to be the ones that are going to be responsible for emptying all the garbage bins. I mean we have, I believe, 4 dumpsters in the park and we pay for twice a week service right now which I don't believe we will need. During the winter, they hardly rotate them at all but during the summer is when they get so full. When they are as full as they are right now, they just stay that way until the garbage company can pick them up. If we had the compactors, then we could empty them anytime they got full, and we wouldn't have to wait. When the guys have the forklift out from moving trailers around, they can just pick one up and empty it at the same time.*

*Comment from Darin Batty – Just a thought though, what are they going to do with the adaptors they have in order to move the trailers? They are going to have to take them back to the shop before picking up the dumpsters.*

*Reply from Don Smith – If I am not mistaken, I believe the adaptors we have on now, the dumpsters go under them without having to be taken off so we can dump them currently.*

*Comment from Liz Cuccia – So, we are just talking about trash right now, but recycling is still going to be coming through the park. Why wouldn't we just put all of it in the same place and do one for recycling as well since one of your pros is to get the large trucks off the road? The trucks are coming in at the same time so whether they collect trash or recycle, they are still going to be coming in on the roads. And then how many extra man hours are you talking about because during the busy months, these guys aren't going to have the extra time to be taking these to the trash? I just think it is going to take more time than is being accounted for because it will be a process to run the through the cycle of compacting the trash and that is all while they have multiple trailers coming in at a time.*

*Reply from Don Smith – Well, I just went over that, and it really isn't going to be much extra time since the fork lifts will already be out.*

*Comment from Mark Schieber – Also, Aaron how would you like a dumpster next to your house?*

*Reply from Aaron Cartwright – Yeah, well to respond back, would you? I love saving money and I love the idea of it being clean. If it doesn't smell, it doesn't smell. But I have worked with trash compactors before, and that thing smelled to high heavens. It was 15 – 20 meters away from everybody and these would be right next to everyone in the 700s not just*

*me. Those are very prime spots all year long and I have a feeling that our owners and guests would be pretty ticked off if they come back and there is a trash compactor near them. Let's put it this way, people are upset that we don't have Fox news and CNN and History channel, and they are ready to kill us. If they come in and show up and there's a trash compactor next to them. And this isn't something that we can reverse; this is a serious investment.*

*Comment from Mark Schieber – And that is the other thing about PCV, is they don't have their dumpster near their guests, the restaurants don't have theirs near their customers, the guys at the strip malls are in the back as well; those are all coordinated that way, so they are not in the view of guests. I think Don has the right idea; I just don't think our park is right venue for it.*

*Reply from Don Smith – I mean we can put a 10' fence around it in order to block off the view of it. Then you wouldn't know it was there unless someone pointed it out. Just wanted to throw it out there and is just an idea. We can circle back to it next meeting or in the future.*

### **3. HD Forklift – Don Smith**

During the summer, we had one forklift to move trailers and 5<sup>th</sup> wheels around and rigs are getting bigger, and we don't have a lot of room back there to maneuver getting them in and out. We have less liability of having the big trucks hitting other rigs and if we were able to purchase one of these then we would have this and the current forklift. For example, yesterday we had like 6 rigs blocking the front entrance of the park and throughout the park where people weren't able to get through. This would really help from a safety standpoint and just a basic adjustment in order to get people in quicker because you would have this working on one side of the park and the forklift working on another side of the park. This can be stored somewhere at the front of the park when being used because this moves at walking speeds instead of the forklift we have which can zip up and zip down. So, this is something that Aaron was wanting us to look at purchasing so we can move people around the park safely and more efficiently.

*Comment from Aaron Cartwright – This came as a request from maintenance because specifically Luke had a really close call a couple of weeks ago where he thought he was golden, but the weight distribution was just not correct, and he almost went forward on the forklift. In looking at a bigger forklift, they are great but looking at the next model up from the model we have, very expensive and much bigger with all these bells and whistles that I don't believe we would need. With the forklifts we are unable to do goosenecks because the attachments we have snaps the pieces on their trailers and does damage to the trailers. The guest was not happy he had to park himself because he was expecting us to do it for him and that is kind of the boat we are in at the moment with the tightness of our park. This machine would allow us to do every trailer and be able to handle more weight than our forklift can do today. Trailer Caddy has it priced at about \$15,500 and we would need to add some additional attachments and batteries.*

*Comment from Debra Kindell (Locker 249) – Have you spoke with the maintenance about this new forklift since they are going to be the ones using it the most? How do they feel about it? Would this help with us having to move our vehicles in order to be able to get people in?*

*Reply from Aaron Cartwright – Yes, I have spoken to all of them about it and they were pretty jazzed about it. I think it would mitigate the safety issues of them being injured or trailers being damaged. And yes this would help with that has this is very maneuverable; the forklift we have already is also very maneuverable but the way this has the weight distribution it helps with getting the trailers in easier. I believe with this one the hitch weight can be over 400,000lbs with treaded tires but a lot of these extra tires would need to be purchased for off of asphalt, but we wouldn't be moving the trailers on dirt because we normally don't go into the dirt with the larger trailers.*

*Comment from Charlie Weeks – I have seen a lot of these in the paved lots and the parking lots and I have watched them being used; they are normally using them to move straight back and forward. All of the parking is on flat and hard surfaces and when I spoke with them they said they don't allow them to go outside on the road or speed bumps because of their stability.*

*Reply from Aaron Cartwright – Correct, all of the companies I reached out to had similar questions as well and I had to explain the layout of the park. That is why I would want to keep the forklift we have so that way we have both options and sometimes we will have scenarios where neither one of them will work because of the weight or height of the trailer that we are having to move is.*

*Reply from Mark Schieber – So, I know these things are used at a lot of the RV shops and it moves really slow. We could get all of these attachments and everything and invest a lot of money but for the safety of our staff and financially wise, at what point do we just tell the consumer they need to park it themselves or hire someone to do it for them? And number 2 is these things are more meant for an environment that is different than our environment.*

*Comment from Tom Barcellos – This is the same thing I brought to the board about 7 years ago because when you get people in here with their big trucks and big rigs and they are congesting up the streets trying to get one in, it becomes an issue. If you could just attach this to the forklift and bring it over to the site and hook it up and get it done, it would be more efficient and less time consuming. I said it then, and I say it now that we need something like this to make it easier. How many spots do we have where the speed bumps would actually be a problem? Not that many because you would either have monthlies or snowbirds by where the speed bumps are. And the asphalt is solid in the park which will make it easy to use in our park. Probably the only place you may be concerned about is near the drains.*

*Reply from Aaron Cartwright – The companies do claim they would do a demonstration prior to purchasing in order to show how it would work and see if it would be a good fit for our park. If the staff is not comfortable using it, then I wouldn't even consider purchasing it. Before we commit to anything, I would want to contact the company and see what we can do about getting a demonstration done so that way we can make sure it is what we want to purchase it. And I go back to staff safety, so if it is not this then we need to get a heavy-duty forklift because I want them to be safe.*

*Reply from Mark Schieber – So, let's say we bought the heavy-duty forklift, we could sell our current one for some of the cost and make back a little money to be able to even out the cost and we would probably be able to get a pretty nice one with all the bells and whistles. I think we should just go out and buy the correct tool the first time and be done with it.*

*Reply from John Watkins – Okay so we can circle back around to this at the next meeting when Aaron can look at what a larger forklift would be and bring us more options. And make sure we see what the payments will be because we don't want anything more than a years' worth of payments.*

#### **4. Main Panel Park Surge Protector – Don Smith**

Our park has no surge protection from any electrical surge that comes into the park. We have more than numerous times had PG&E fry trailers and have had electrical damage done to the park and trailers in the past. So, what I am suggesting is that the park install a surge protector into the panel next to the restroom so it can safeguard the RVs and the park equipment. The surge protector installs as well as have to have an electrical engineer take a look at everything and map it all out because in the future we would probably need to purchase some larger transformers and we would want to do it right the first time around, would be up to \$25,000 in total.

*Comment from Darin Batty – Just a comment on this, if something were to happen to the switchgear and the switchgear were to go out, they are backordered with the manufacturers for a minimum of one year so we wouldn't be able to get them anytime soon.*

*Reply from Charlie Weeks – And we definitely don't want that to happen so why we don't go ahead and do a motion on that right now and get at least the study done.*

*See motions below.*

#### **5. Park Landscaping & Magnolia Center Shades – Don Smith**

One of the things we would like to do that Aaron and I were discussing is to just put a little bit of money aside to have a draft person come out and design a plan for the front of the park landscaping. Currently, everything is different as far as the décor and landscaping goes; there rose bushes by the office, the water fountain that doesn't work in front of the office, there are trees by the laundry center as well as DG that looks like a cat box, the hedges by the laundry room block people's views from being able to exit the park, and the wood chips by the pool that the dogs just go to the bathroom on and makes it have an odor around the pool. It would just be nice to have it look more uniformed so if we could have someone come out just to create a design that everyone approves and likes, then we can slowly purchase the materials we need and the maintenance guys in their slow season like winter can start making the improvements needed and install them over the period of like 6 months.

*Reply from Aaron Cartwright – There is definitely a lot of room for improvement; it is very hodgepodge as Don mentioned. I really prefer the look from years back when the board bought river rocks as dogs won't walk in them and urinate on them. If we had them around the swimming pool and in the front, it would make the park a lot more attractive. We can get the materials in here and then have the staff take care of it. It would be a good weed barrier and would help with that issue as well.*

*Reply from Charlie Weeks – What would it cost us to have a landscape company come out and give us a draft up a design for us?*

*Reply from Aaron Cartwright & Liz Cuccia – I believe that would cost us more money than we would be willing to pay.*

*Reply from Darin Batty – Why don't we just have a student from Cal Poly come out and design it? If we go through a landscaping company or architect then they own the plans, and we are going to have to buy those plans which are going to cost us more money on top of the materials we are going to have to buy.*

*Reply from Don Smith – And this also takes us into possibly purchasing some shade sails in order to give more coverage from the sun in the Magnolia center. We could add 5 poles in the Magnolia Center and attach these sun shades as protection. The Cal Poly students may be able to work that into their design as well.*

*Reply from Aaron Cartwright – Yes, I agree that a lot of past managers have tried to figure out something to do to make the Magnolia Center more appealing and have not been able to come up with a plan other than to replace the furniture. There are a lot of other things that can be done than just placing hard benches and tables over there to make it more appealing and more welcoming for people to want to sit in that area. I will reach out to Cal Poly and see what information I can get from them, and we can go from there.*

## **6. AED Replacement: Restroom & Clubhouse or Office – Aaron Cartwright**

So, something that needs to be done sooner rather than later is to replace the AED machines with new ones because the ones we currently have are extremely old and probably do not hold a charge. Since we have had construction finished, my understanding is it is a requirement that we have at least the restrooms and the office has an AED unit with a set of basically everything you would need to be able to use the unit in case of emergency. There is a company that sells really nice packages that include the unit, an alarm you would need when someone opens it, the pads and supplies and signage. I have two different units I saw which would be the Philips which is very much like the currently one we have and is a little less expensive or the Zoll which is more expensive and has more of an onscreen direction instead of looking through a book to find the answers.

*Reply from Darin Batty – I am familiar with Philips as I just retired from law enforcement, and we all had one of these in our cars and includes all the things the Zoll does as well just a different design. It is very easy to use and works really well.*

*Comment from Mark Schieber – Something interesting in looking at both models is the Philips has adult pads listed as \$75 at the bottom of the page; do they come with the unit and these are just additional pads as needed?*

*Reply from Aaron Cartwright – Those are extras, and each unit initially comes with both sets of pads included in them. Those options are only if we needed replacement pads or needed extra pads. I may recommend though if Darin has the experience with the Philips that sets my mind straight to save the money since we have to purchase 2 and he can walk through how to use it without us trying to figure it out.*

## **7. Guest Parking Authorization Form – Aaron Cartwright**

As I was going through some of the old folders of our members, I can across this form that gave other guests permission to park in long term guests' spots when they were not actually physically in the park. We continuously get calls from people who are saying someone is parking in their spot and they don't like it and then come to find out it is a friend of theirs who they are totally fine with parking in their spot. There are also instances when people choose to park in the spot and probably do not have any permission to park in their spot but because we don't have anything that says yes or no we can't do anything about it until it is brought to our attention. This is something we have gotten away from over the years,



but I think it is very reasonable and an easy way for our business to enforce rules and regulations that are in place as well as very easy for us to look it up and get our answer quickly. It is a very simple ask from everyone to fill one of them out and very easy to adopt.

*Comment from Talley Snow – My biggest thing is if we are going to adopt it again, then we need to make sure we are enforcing it. I think we also need to start enforcing regular parking like people leaving trucks halfway out of their site.*

*Reply from Darin Batty – Yes, I would say the biggest complaint I get walking around the park is people complaining about parking. So, if this is a way for us to enforce that and make it easier for everyone I definitely think it is something we should do. All parking needs to be enforced including empty spaces being parked in and people who are sticking out more than a couple inches out of their site.*

*Reply from Aaron Cartwright – That is correct and is something we have been working on over the last couple of weeks since the last board meeting. The guys have been trying to notice that more often and effectively enforce it as they see it.*

*Comment from Tom Barcellos – We have gotten into these situations in the past, so I agree we need to have a policy in place to make it easier for staff to be able to enforce. A couple years ago a snowbird had given permission for someone to park in their spot, but the owner of the car had recently changed his vehicle, and no one knew so we called a tow truck and hooked the car up to the tow truck. The owner of the car returned and said they had permission and the snowbird ended up confirming that when we reached out to them. Unfortunately, the tow truck had already hooked up to the car, so the owner of the car had to pay the tow truck to drop the car there because the tow trucks have to get money once they hook up to the vehicle. It caused the whole side of the park to be plugged up with the tow truck and everyone was upset because of it so let's get a policy in place so we don't have to worry about that, and it can be enforced.*

*Reply from Aaron Cartwright – I was very surprised to see we had gotten away with this. I will definitely get it out to all of snowbirds, monthlies and anyone who is going to have friends parking in their spot to make sure that we implement the policy and enforce it going forward.*

## **8. Park Improvements: Use of Laundromat Revenue – Aaron Cartwright / Liz Cuccia**

We currently have about \$30,000+ sitting in our laundry room account. We have made lots of improvements in the laundry room with the dexter app, the floors, the roof, and upgrading all the washers and dryers in 2019. The only thing I see being something we may need to fix in an emergency is if the water heater blew up or something like that. That is a lot of money sitting in the reserve for a facility that pretty much pays for itself. If we needed to replace a machine with installation included it would be about \$40,000 and that would be if every single machine broke down in that facility.

*Comment from Liz Cuccia – When Aaron and I talked, we were saying we would be comfortable with up to \$30,000 being left in the account so we would have the means if one or two of the machines broke down or the water heaters went out for any reason since there are two of them. Anything in excess of \$30,000 could be used to help Aaron with the little projects he needs to do around the park like buying the 10 picnic tables and he has the ability to just go and purchase them from that account without going over whatever threshold is placed on the account.*

*Reply from Mark Schieber – I agree except I believe any excess funds from the account should be voted on or transferred into the operating account and be spent from those accounts and offset the expenses of those other accounts.*

*Reply from Aaron Cartwright – If that is the consensus, then can you set a threshold so that if it gets over the threshold, we can transfer the funds into the other accounts.*

*Reply from Mark Schieber – We will just make those motions part of the monthly meetings when we are dealing with all the other financial decisions.*

*Reply from Tom Barcellos – Yes we should make the threshold somewhere between \$20,000 and \$25,000 or something like that and move it into the CIM account as a sub-category so that way it is interest bearing and then it will make money off that money in the CIM when it is not being spent instead of leaving it in the laundry account where it is not accumulating any interest and not being used for anything at this time.*

*Reply from Darin Batty – I think we make the threshold \$20,000 because that gives us the ability to replace half of everything. And then we put it with the \$10,000 we normally move over.*

*See motions below.*

## **9. Employee Appreciation – Talley Snow**

I would like to propose a possible employee appreciation luncheon that would include the members to be part of it. My thought process would be that the board would provide the main meat dish or whatever it would be and then the members who would be staying in the park could provide some side dishes and desserts. I don't think it is just the board who appreciates the staff, but I think it is the membership as a whole as well. I thought it would be cool to invite everyone to share in the sentiment especially now that we are nearing the end of our busy time.

*Reply from Mark Schieber – If this is something that has to do with the employees, I think it is definitely something we can discuss in executive session because I believe there are also some other things we can do for the employees than that just an employee luncheon,*

*Reply from Talley Snow – This was something I wanted to do that we could include the members in which is why it is being brought up in general session.*

*Reply from Jerry Bodine (Locker 290) – Has anyone asked the employees if this is something they would even want to do?*

*Reply from Aaron Cartwright – Here's a thought just surprise us with food. We all love the idea but sneak it up on us. I think the staff would get a kick out of that. But when you do a scheduled event then it is almost like something where you are expected to go because you are an employee, and each employee then has to decide if they get a real lunch break or not because each of have different needs when it comes to our lunch breaks.*

## **10. Snowbird Applications – Aaron Cartwright**

As many of you are aware, we had snowbird application day on August 1<sup>st</sup>. It was very successful, and I want to thank everyone in large who did their part by making sure all their paperwork was put together properly and was prepared when they got up to the front of the line because that helped in making sure it was a smooth and successful morning. Every year seems to be getting better and better with people coming to us in advance asking for help with the paperwork and getting it checked ahead of time so that way there are no questions when it comes to that day of. Next year, I really don't see any reason why we can't change the time for accepting applications from 7:00am to 7:30 or 8:00am in the morning because it just seems to be going faster and faster every year and we don't need as much time to be able to complete it before we start our regular tasks for the day.

Everything we received was excellent and it looks like I will need to talk to the board in private just to get their approval on the ones that did apply. As I have continued to tell people, please do not worry about anything as far as your snowbird application goes; Just be good people, follow the rules, pay all your rents on time, and make sure all your paperwork is in order and you should have an issue being accepted. It will really come down to whether you are a member or a non-member and how many of each the board decides to approve in total for the year.

*Comment from Monika Harris (Locker 350) – How many applicants actually applied this year?*

*Reply from Aaron Cartwright - We had a total of 48 member applicants for a total of 49 member spots being considered for this snowbird season. We had a total of 9 non-member applications that will be considered for this year. So, it is a total of 58 total snowbird sites to be approved for this year and my suggestion to the board is to approve all 58 snowbird sites. The other caveat too is the Diablo guys are back and in full force so from September to October we are going to have about 9-10 guys here working which is really nice because they pay us \$1200 a month and they are quiet and just here to work. It is guaranteed money for us, and they take off before the Thanksgiving holiday which allows us to have those sites for members and non-members who would like to come in and use the park. In previous years, we were down to just about 2-3 guys because they had found a RV park right next to the plant. But for whatever reason, that RV park messed up really bad and so they have decided to all come back to us and stay in our park again which will allow us to have the benefit of that.*

## Member's Comments

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Leslie Leigh (Locker 086) – I just want to say that I think you guys are all doing a great job! The staff has been doing an incredible job and they are really keeping everything running smoothly.

Frank Polehonki (Locker 242) – Just a couple of things. We are still seeing a lot of kids and people that are speeding pretty quickly through the park with their bicycles and even some adults with their cars and golf carts so I was just wondering if we could possibly increase the signage in the park about the speed limit? Maybe with the current things that we have we could repaint them and maybe make the signs a little clearer for everyone to see.

*Reply from Aaron Cartwright – Yes, I noticed that a lot of the signs around the park are starting to look a little worn out and they are harder to see and read. That is normally a project that we pick up at the end of summer when things start to slow down, and we have the time to be able to do them as well as not having so many people in the park.*

*Comment from Frank Polehonki (Locker 242) – I totally get that. And maybe even possibly plant a couple more signs around everyone just to bring it to everyone's attention just so there is no question as to the speed limit and it makes it easier to enforce because it is everywhere in the park. We have a lot of people in the park who are elderly, and I feel like the 5-mile-an-hour speed limit is very important to the health and safety of everyone.*

*Reply from Tom Barcellos – We all get blind to that sign for the speeding limit that is in the same spot so I am wondering if maybe having one or two of the sandwich boards that we could move around on a regular basis in order to bring more awareness and attention to the speed limit. You don't always notice those things because they are there all of the time. And maybe we can also put it on the board in front of the park.*

*Reply from Aaron Cartwright – I agree that would be a great idea so I can definitely look into that!*

Frank Polehonki (Locker 242) – Another thing I wanted to mention as well that the park may be interested in investing in is there is a little mechanism I have seen in advertisement that costs about \$65 and it is for when someone is choking; you put a plunger type device around the persons mouth to help in a choking incident. I don't know if that is something the park would like to have on hand in the office or if it is something that can be incorporated into the installation of the AED machines. It is just something smart to have on hand.

*Reply from Aaron Cartwright – It would be great to be able to incorporate in the cabinet that the AED machine comes in, so it is all in one place.*

## Board Member's Comments

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Talley Snow – Just a suggestion that maybe we bring up the speeding and the other rules being broken up when they check in so that way we can make sure they are aware of them and possibly add it onto the check in process. Just something to think about!

Meeting adjourned at 11:09am.

Respectfully Submitted,

Denise Gagliardi

*Board of Directors – Secretary*

Cc

Jennifer Del Monte

*Senior Reservation Agent*

## Guest Survey Comments from July 2023

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- My only complaint is not policing the parking issue strictly enough. Sunday pulling out, the spot next to me had the rear of their car sticking out 6' past their camp spot as did the spot across from me. Not a huge deal just makes pulling out tough.
- Thank you!
- Very disappointed in the jacuzzi rules. One of the nights there were 13 people on the jacuzzi and 6 of them were from Pismo Coast Village. I paid to have access to these facilities, and I could not even sit in there. I believe more supervision of pool area is needed.
- Wonderful stay and experience. Thank you!
- The office staff as well as the maintenance staff were very helpful, and I will definitely recommend the facility to family and friends.
- As always, the Park staff were pleasant and helpful. One thing I've noticed, and I don't know if the park can do anything about it, but the trash dumpsters fill up quickly. It would be helpful if trash could be picked up more often. Thanks.
- Excellent restrooms! Very clean pool! Compliments 👍
- I had an issue with our site coming in. Jennifer and staff went out of their way to accommodate and were very professional and pleasant. Maintenance staff was awesome too. Will definitely be back. New pool area is stellar. Thank you 😊
- Wonderful staff. Very friendly and helpful.
- I think if you put the lots on angles, it would make it much easier to back in or out of the spots. Wider spots would be great too. It's extremely narrow and the neighbors across the street are close too which makes it nearly impossible to move your camper unless the forklift guys are working.
- The RV spaces could be a little bigger.
- Staff was very friendly and very helpful. Areas are kept very clean, and our kids loved the heated pool 😊
- Was great to stay. Really do wish the spots were just a little bit wider. Good thing we didn't hang around RV like we normally do. Still a great place and would highly recommend it.
- We are very worried about the speed of cars traveling through the park. It is nearly impossible to read the painted 5 MPH on the road. When people are speeding it does not seem to be being addressed. As owners of the park this is extra concerning as this could become a huge liability should any sort of accident occur. With small children and busy streets, slow-moving vehicles are the best way to keep everyone safe. The space numbers are all very faded too. However, as always, the maintenance guys are always so helpful and work so hard! The office personal is always great too!
- Everyone was so helpful and kind. The place looks beautiful, and the staff is great! This is our go to place on our way to San Diego. A few blocks from the beach we love Holiday RV!
- I was told by maintenance staff I could not use my long board to take trash out or make trips back to the trailer (very far away), but I was allowed to use a bike, roller skates or any other device. I understand the not wanting kids hanging out and grinding rails and kick flipping off park benches. But rules not applied fairly or logically breed rebellion.
- We love our piece of Heaven here. The staff is great, maintenance excels as well. Aaron is a great manager.
- Kevin, I think that was his name or Ken, was super nice and helpful.
- Just too crowded and sites are small. Otherwise, we had a good experience. Thanks!
- The women's restroom needs to be cleaned more regularly.
- We enjoyed our time and appreciated the staff moving our trailer in and out of the very tight spaces.
- The restrooms needed to be cleaned more frequently. They didn't get cleaned daily. Hand towels and toilet paper ran low. Trash cans were full in the restrooms. There is a sign to report problems but no info of how to contact maintenance after hours.
- People let their dogs pee and poop in the empty RV spots instead of the dog run.

## **All Motions**

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**John Watkins made a motion to approve the minutes of the July 2023 meeting, seconded by Darin Batty.**

**Roll Call: Tom Barcellos, Darin Batty, Denise Gagliardi, Charles Nunes, Mark Schieber, Don Smith, Talley Snow, John Watkins, and Charlie Weeks.**

**Talley Snow made a motion to approve paying the bills and payroll, seconded by Don Smith.**

**Roll Call: Tom Barcellos, Darin Batty, Denise Gagliardi, Charles Nunes, Mark Schieber, Don Smith, Talley Snow, John Watkins, and Charlie Weeks.**

**Tom Barcellos made a motion to purchase up to 100 new U-Line picnic tables at park manager's discretion, seconded by John Watkins.**

**Roll Call: Tom Barcellos, Darin Batty, Charles Nunes, Don Smith, John Watkins, and Charlie Weeks all voted yes. Denise Gagliardi, Mark Schieber, and Talley Snow all voted no.**

**Talley Snow made a motion to transfer \$50,000 from operating account to emergency reserves account, seconded by Darin Batty.**

**Roll Call: Tom Barcellos, Darin Batty, Denise Gagliardi, Charles Nunes, Mark Schieber, Don Smith, Talley Snow, John Watkins, and Charlie Weeks.**

**Talley Snow made a motion to transfer \$25,000 from operating account to CIM account, seconded by Tom Barcellos.**

**Roll Call: Tom Barcellos, Darin Batty, Denise Gagliardi, Charles Nunes, Mark Schieber, Don Smith, Talley Snow, John Watkins, and Charlie Weeks.**

**Don Smith made a motion to approve up to \$25,000 to purchase and install main panel park surge protector to protect the park's electrical, seconded by John Watkins.**

**Roll Call: Tom Barcellos, Darin Batty, Denise Gagliardi, Charles Nunes, Mark Schieber, Don Smith, Talley Snow, John Watkins, and Charlie Weeks.**

**Tom Barcellos made a motion to purchase 2 Phillips defibrillators as described in August 2023 Board packet, seconded by Darin Batty.**

**Roll Call: Tom Barcellos, Darin Batty, Denise Gagliardi, Charles Nunes, Mark Schieber, Don Smith, Talley Snow, John Watkins, and Charlie Weeks.**

**Talley Snow made a motion to move \$10,000 from laundry account into CIM account, seconded by Don Smith.**

**Roll Call: Tom Barcellos, Darin Batty, Denise Gagliardi, Charles Nunes, Mark Schieber, Don Smith, Talley Snow, John Watkins, and Charlie Weeks.**

**Mark Schieber made a motion to adjourn to executive session, seconded by Darin Batty.**

**Roll Call: Tom Barcellos, Darin Batty, Denise Gagliardi, Charles Nunes, Mark Schieber, Don Smith, Talley Snow, John Watkins, and Charlie Weeks.**



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Cash Basis

# Holiday RV Park

## Profit & Loss Prev Year Comparison

### August 2023

	Aug 23	Aug 22	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Non TOT Taxable Revenue</b>			
7200 · Members Dues	12,027.50	7,911.00	4,116.50
7212 · Late Checkout	300.00	90.00	210.00
7214 · Weekly Rent-No Tax	15,479.74	2,400.00	13,079.74
7220 · Monthly - Members	25,158.00	22,351.53	2,806.47
7231 · Snowbird - Non-Members	-500.00	0.00	-500.00
7234 · Snowbirds - Members	1,167.68	1,800.00	-632.32
7242 · Member Daily - Non taxable	34,513.00	39,286.00	-4,773.00
7245 · Mobile Home Rental Income	0.00	600.00	-600.00
7295 · Washer & Dryer	3,327.79	4,003.75	-675.96
7310 · Parking Fee	860.00	0.00	860.00
7320 · Water Commission	25.74	36.83	-11.09
7800 · Transfer Fee Income	25.00	75.00	-50.00
7994 · Late Fee on Dues	14.15	0.00	14.15
<b>Total Non TOT Taxable Revenue</b>	<b>92,398.60</b>	<b>78,554.11</b>	<b>13,844.49</b>
<b>TOT Taxable Revenue</b>			
7210 · Non-Member Daily	38,466.08	47,810.90	-9,344.82
<b>Total TOT Taxable Revenue</b>	<b>38,466.08</b>	<b>47,810.90</b>	<b>-9,344.82</b>
7620 · Escapee- 15% Discounts	-937.15	-1,355.00	417.85
7640 · FMCA/Camp CA - 10% Discounts	-719.90	-168.00	-551.90
7650 · Military/LE Discount - 15%	-884.40	-267.22	-617.18
7660 · Long Weekend Discount	-2,532.80	-56.00	-2,476.80
<b>Total Income</b>	<b>125,790.43</b>	<b>124,518.79</b>	<b>1,271.64</b>
<b>Gross Profit</b>	<b>125,790.43</b>	<b>124,518.79</b>	<b>1,271.64</b>
<b>Expense</b>			
<b>Business Promotional Costs</b>			
8050 · Advertising Expense	329.00	315.00	14.00
8450 · Dues & Subscriptions	200.00	393.86	-193.86
9055 · Website Expense	50.00	0.00	50.00
9150 · Holiday Dinner	0.00	1,000.00	-1,000.00
<b>Total Business Promotional Costs</b>	<b>579.00</b>	<b>1,708.86</b>	<b>-1,129.86</b>
<b>Computer IT Dept</b>			
9056 · Software	286.22	194.48	91.74
9062 · IT Service Labor	1,736.72	5,005.00	-3,268.28
<b>Total Computer IT Dept</b>	<b>2,022.94</b>	<b>5,199.48</b>	<b>-3,176.54</b>
<b>Meetings &amp; Events</b>			
9092 · Monthly Meeting Expenses	136.13	251.63	-115.50
9505 · Park Functions & Events	0.00	137.77	-137.77
9650 · Travel (Not Meals)	55.62	0.00	55.62
<b>Total Meetings &amp; Events</b>	<b>191.75</b>	<b>389.40</b>	<b>-197.65</b>
<b>Professional Fees</b>			
9120 · Accounting & Auditing	2,500.00	2,537.52	-37.52
9130 · Legal Fees	95.00	4,710.00	-4,615.00
9140 · Professional Fees - Other	0.00	1,850.00	-1,850.00
9170 · Directors Expense	2,320.91	1,781.25	539.66
<b>Total Professional Fees</b>	<b>4,915.91</b>	<b>10,878.77</b>	<b>-5,962.86</b>
8149 · Auto Expense	0.00	129.59	-129.59
<b>8201 · Bank Fees &amp; Charges</b>			
8240 · Credit Card Processing Costs	3,607.08	3,146.03	461.05
8250 · Bank Charges	0.00	25.00	-25.00
8201 · Bank Fees & Charges - Other	27.98	28.53	-0.55

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Cash Basis

# Holiday RV Park

## Profit & Loss Prev Year Comparison

### August 2023

	Aug 23	Aug 22	\$ Change
<b>Total 8201 · Bank Fees &amp; Charges</b>	3,635.06	3,199.56	435.50
<b>8600 · Utilities</b>			
8260 · Cable Television (Park)	5,078.54	4,751.50	327.04
8650 · Garbage	2,665.34	2,350.00	315.34
8660 · Gas	4,388.28	2,699.95	1,688.33
8670 · Water & Sewer	0.00	5,162.00	-5,162.00
8680 · Electric	15,829.79	15,823.16	6.63
9600 · Telephone & Internet	267.95	33.00	234.95
9602 · Internet	0.00	139.98	-139.98
<b>Total 8600 · Utilities</b>	28,229.90	30,959.59	-2,729.69
<b>8700 · Insurance Expense</b>			
8702 · Insurance - General Liability	4,562.79	2,951.30	1,611.49
8770 · Insurance - Employee Health	1,371.74	2,165.80	-794.06
8772 · Insurance - Employee Vision	210.56	341.36	-130.80
<b>Total 8700 · Insurance Expense</b>	6,145.09	5,458.46	686.63
<b>9001 · Payroll</b>			
9060 · Payroll Tax	2,825.53	1,961.77	863.76
9075 · Payroll Service Fees	702.60	666.26	36.34
9350 · Salary & Wages	36,163.82	23,709.81	12,454.01
9352 · Hiring Expenses	0.00	93.74	-93.74
<b>Total 9001 · Payroll</b>	39,691.95	26,431.58	13,260.37
<b>9002 · Repairs &amp; Maintenance</b>			
9003 · Pest Control Services	0.00	95.00	-95.00
9020 · Pool/Spa Regular Maintenance	0.00	533.71	-533.71
9022 · Laundry	0.00	724.60	-724.60
9030 · General	885.92	567.06	318.86
9032 · Electrical	684.35	0.00	684.35
9033 · Plumbing	414.40	570.00	-155.60
9034 · Restrooms & Showers	1,601.54	2,076.03	-474.49
9081 · Water Salt Softner	0.00	112.26	-112.26
9200 · Rental Equipment	0.00	100.00	-100.00
<b>Total 9002 · Repairs &amp; Maintenance</b>	3,586.21	4,778.66	-1,192.45
<b>9050 · Office Expenses</b>			
9037 · Timeclock Machine & Software	24.00	0.00	24.00
9051 · Office Expense	19.99	17.99	2.00
9052 · Office Supplies	304.35	604.73	-300.38
9059 · Printing, Copy Expenses	258.32	263.62	-5.30
9071 · Customer Amenities	17.86	259.63	-241.77
9100 · Postage & Delivery	30.00	30.45	-0.45
9050 · Office Expenses - Other	0.00	-5.11	5.11
<b>Total 9050 · Office Expenses</b>	654.52	1,171.31	-516.79
<b>9370 · Supplies</b>			
9023 · Janitorial Supplies	0.00	262.91	-262.91
9026 · Park & Grounds Supplies	298.22	0.00	298.22
9371 · Clubhouse Supplies	918.46	0.00	918.46
<b>Total 9370 · Supplies</b>	1,216.68	262.91	953.77
<b>9400 · Safety &amp; Security</b>			
9402 · Locks & Keys	0.00	135.00	-135.00
<b>Total 9400 · Safety &amp; Security</b>	0.00	135.00	-135.00
<b>Total Expense</b>	90,869.01	90,703.17	165.84
<b>Net Ordinary Income</b>	34,921.42	33,815.62	1,105.80
<b>Other Income/Expense</b>			
Other Income			



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Cash Basis

# Holiday RV Park

## Profit & Loss Prev Year Comparison

### August 2023

	Aug 23	Aug 22	\$ Change
9870 · Interest Income	10.98	3.46	7.52
9890 · Other Income	400.00	0.00	400.00
<b>Total Other Income</b>	<b>410.98</b>	<b>3.46</b>	<b>407.52</b>
<b>Other Expense</b>			
9820 · Foreclosure Expenses	4,739.60	0.00	4,739.60
9911 · Garnishment Payable	-227.03	0.00	-227.03
9922 · Interest Expense	3,053.68	3,751.74	-698.06
<b>Total Other Expense</b>	<b>7,566.25</b>	<b>3,751.74</b>	<b>3,814.51</b>
<b>Net Other Income</b>	<b>-7,155.27</b>	<b>-3,748.28</b>	<b>-3,406.99</b>
<b>Net Income</b>	<b>27,766.15</b>	<b>30,067.34</b>	<b>-2,301.19</b>

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Cash Basis

# Holiday RV Park

## Balance Sheet Prev Year Comparison

### As of August 31, 2023

	Aug 31, 23	Aug 31, 22	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
1001 · Cash Accounts			
1010 · Petty Cash	200.00	200.00	0.00
1030 · Cash on Hand	800.00	800.00	0.00
1040 · Bill Changer	500.00	500.00	0.00
1050 · Mechanics-Operating Acct - 0802	69,571.45	82,264.60	-12,693.15
1060 · Mechanics-Laundry Room - 7211	23,723.46	6,080.37	17,643.09
1063 · Mechanics- Dues Account - 6422	78,717.77	46,421.77	32,296.00
<b>Total 1001 · Cash Accounts</b>	<b>173,512.68</b>	<b>136,266.74</b>	<b>37,245.94</b>
1065 · Reserves			
1070 · Mechanics Emergency Reserves	151,820.73	6,859.42	144,961.31
1075 · Mechanics CIM Reserves	61,106.86	87,729.05	-26,622.19
<b>Total 1065 · Reserves</b>	<b>212,927.59</b>	<b>94,588.47</b>	<b>118,339.12</b>
<b>Total Checking/Savings</b>	<b>386,440.27</b>	<b>230,855.21</b>	<b>155,585.06</b>
<b>Accounts Receivable</b>			
11000 · Accounts Receivable	-13,544.82	-1,286.20	-12,258.62
<b>Total Accounts Receivable</b>	<b>-13,544.82</b>	<b>-1,286.20</b>	<b>-12,258.62</b>
<b>Other Current Assets</b>			
2010 · A/R Member Dues	-1,965.50	-1,965.50	0.00
2301 · Deposit-Workers Comp	1,557.60	1,557.60	0.00
2400 · Prepaid Insurance	21,105.38	20,585.00	520.38
2410 · Prepaid Expenses	4,104.00	0.00	4,104.00
2460 · Prepaid Income Taxes	2,000.00	0.00	2,000.00
2461 · Prepaid Expenses Annual Meeting	1,050.00	1,050.00	0.00
2462 · Prepaid Holiday Dinner	500.00	500.00	0.00
3150 · Deposits - Other	41,370.00	41,370.00	0.00
<b>Total Other Current Assets</b>	<b>69,721.48</b>	<b>63,097.10</b>	<b>6,624.38</b>
<b>Total Current Assets</b>	<b>442,616.93</b>	<b>292,666.11</b>	<b>149,950.82</b>
<b>Fixed Assets</b>			
<b>Electrical Upgrades</b>			
4044 · Electrical Phase 1	141,996.13	141,996.13	0.00
4045 · Electrical Phase 2	37,527.00	37,527.00	0.00
4046 · Electrical Phase 3	49,008.16	49,008.16	0.00
4047 · Electrical Phase 4	28,357.00	28,357.00	0.00
4048 · Electrical Phase 5	25,183.57	25,183.57	0.00
4049 · Electrical Phase 6	42,375.50	42,375.50	0.00
Electrical Upgrades - Other	919.42	919.42	0.00
<b>Total Electrical Upgrades</b>	<b>325,366.78</b>	<b>325,366.78</b>	<b>0.00</b>
4015 · Clubhouse Improvements			
4019 · Other FF&E	2,600.00	2,600.00	0.00
<b>Total 4015 · Clubhouse Improvements</b>	<b>2,600.00</b>	<b>2,600.00</b>	<b>0.00</b>
4038 · Office Remodel			
4036 · New Office Furniture	4,141.19	4,141.19	0.00
<b>Total 4038 · Office Remodel</b>	<b>4,141.19</b>	<b>4,141.19</b>	<b>0.00</b>
4039 · Improvements			
4033 · Camera Security System	13,446.35	13,446.35	0.00
4034 · Magnolia Center Refurbish	16,309.65	16,309.65	0.00
4035 · Outside Lighting	5,458.00	5,458.00	0.00
4040 · Improvements Prior to 2015	288,961.17	288,961.17	0.00
4042-1 · Capital Improvements 2017	51,113.97	51,113.97	0.00
4042 · Capital Improvements (2014)	8,768.55	8,768.55	0.00

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Cash Basis

# Holiday RV Park

## Balance Sheet Prev Year Comparison

### As of August 31, 2023

	Aug 31, 23	Aug 31, 22	\$ Change
<b>Total 4039 · Improvements</b>	<b>384,057.69</b>	<b>384,057.69</b>	<b>0.00</b>
<b>4052 · Pool &amp; Spa Upgrades</b>			
4030 · Pool Chair Lifts	11,277.10	11,277.10	0.00
4050 · Spa	12,603.30	12,603.30	0.00
4053 · Pool Construction	84,636.00	84,636.00	0.00
4054 · Pool Furniture	5,064.20	5,064.20	0.00
4055 · Pool Re-Wiring	1,291.00	1,291.00	0.00
4056 · Pool Heaters	15,090.00	15,090.00	0.00
4057 · New Pool Cover (020117)	6,290.00	6,290.00	0.00
4052 · Pool & Spa Upgrades - Other	3,347.64	3,347.64	0.00
<b>Total 4052 · Pool &amp; Spa Upgrades</b>	<b>139,599.24</b>	<b>139,599.24</b>	<b>0.00</b>
4058 · Submersible Pump (2)	41,985.44	25,602.50	16,382.94
<b>4059 · Buildings</b>			
4021 · Pre Construction 2020 - 10/31	18,777.48	18,777.48	0.00
4022 · Portable Restrooms and Showers	17,440.00	17,440.00	0.00
4051 · CIP	1,710,869.91	1,637,385.03	73,484.88
4059 · Buildings - Other	122,802.00	122,802.00	0.00
<b>Total 4059 · Buildings</b>	<b>1,869,889.39</b>	<b>1,796,404.51</b>	<b>73,484.88</b>
4070 · Laundry Facility	98,880.26	90,015.83	8,864.43
<b>4080 · Equipment</b>			
4081 · Laptop	1,800.71	1,800.71	0.00
4082 · Office Equipment	6,760.21	2,155.10	4,605.11
4080 · Equipment - Other	43,335.43	43,335.43	0.00
<b>Total 4080 · Equipment</b>	<b>51,896.35</b>	<b>47,291.24</b>	<b>4,605.11</b>
4090 · Vehicles	28,717.89	30,217.89	-1,500.00
<b>4999 · Accumulated Depreciation</b>			
4220 · Accum Depr. - Building	-114,451.04	-114,451.04	0.00
4230 · Accum Depr- Pool Chair Lifts	-7,387.00	-7,387.00	0.00
4233 · Accum Depr- Security Sysytem	-10,564.96	-10,564.96	0.00
4240 · Accum Depr - Improvements	-279,456.04	-279,456.04	0.00
4241 · Accum Depr- Land Improvements	-14,990.96	-14,990.96	0.00
4242 · Accum Depr- Capital Improve	-7,187.96	-7,187.96	0.00
4250 · Accum Depr-Spa	-10,778.00	-10,778.00	0.00
4253 · Accum Derp- Pool	-42,536.04	-42,536.04	0.00
4260 · Accum Depr - Furniture & Fixtur	-5,438.06	-5,438.06	0.00
4270 · Accum Depre-Washer/Dryer	-54,898.00	-54,898.00	0.00
4280 · Accum Depr - Equipment	-46,822.04	-46,822.04	0.00
4290 · Accum Depr - Vechicles	-30,218.00	-30,218.00	0.00
4300 · Accum Depr - Phase 1	-50,093.08	-50,093.08	0.00
4301 · Accum Depr - Phase 2	-12,509.04	-12,509.04	0.00
4302 · Accum Depr - Phase 3	-15,792.00	-15,792.00	0.00
4303 · Accum Depr - Phase 4	-26,938.96	-26,938.96	0.00
4304 · Accum Depr - Phase 5	-21,406.00	-21,406.00	0.00
4305 · Accum Depr - Submersible Pumps	-226.96	-226.96	0.00
4306 · Accum Dep - Phase 6	-157.00	-157.00	0.00
<b>Total 4999 · Accumulated Depreciation</b>	<b>-751,851.14</b>	<b>-751,851.14</b>	<b>0.00</b>
<b>5000 · Mobile Home-Furniture &amp; Fixture</b>	<b>11,013.97</b>	<b>11,013.97</b>	<b>0.00</b>
<b>Total Fixed Assets</b>	<b>2,206,297.06</b>	<b>2,104,459.70</b>	<b>101,837.36</b>
<b>Other Assets</b>			
4500 · Unrealized Gain/Loss Investment	-772.85	-772.85	0.00
4510 · Suspense	12,750.00	0.00	12,750.00
<b>Total Other Assets</b>	<b>11,977.15</b>	<b>-772.85</b>	<b>12,750.00</b>
<b>TOTAL ASSETS</b>	<b>2,660,891.14</b>	<b>2,396,352.96</b>	<b>264,538.18</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			

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Cash Basis

# Holiday RV Park

## Balance Sheet Prev Year Comparison

### As of August 31, 2023

	Aug 31, 23	Aug 31, 22	\$ Change
<b>Accounts Payable</b>			
20000 · Accounts Payable	-0.01	-0.01	0.00
<b>Total Accounts Payable</b>	-0.01	-0.01	0.00
<b>Credit Cards</b>			
Bank of America- 0282 Julie	0.00	7,113.64	-7,113.64
Home Depot - 3600	-2,411.16	0.00	-2,411.16
Mechanics Bank CC	5,941.62	0.00	5,941.62
<b>Total Credit Cards</b>	3,530.46	7,113.64	-3,583.18
<b>Other Current Liabilities</b>			
5001 · Snowbird Deposits	4,884.16	4,884.16	0.00
5002 · Mobile Home Security Deposit	-11.96	-11.96	0.00
5030 · Accrued Payroll	8,118.96	8,118.96	0.00
5032 · Accrued Compensated Abs	4,801.73	4,801.73	0.00
5037 · Loan - Westwood Capital	326,398.12	403,247.85	-76,849.73
5040 · Gift Certificate Payable	-157.50	-157.50	0.00
5170 · T.O.T. Payable	1,109.97	-6,193.50	7,303.47
5240 · Corp Income Tax Payable	616.00	616.00	0.00
5250 · Garnishments	1,023.70	1,023.70	0.00
5300 · Deferred Tax Liability	23,200.00	23,200.00	0.00
5325 · Calsavers	27.05	0.00	27.05
<b>Total Other Current Liabilities</b>	370,010.23	439,529.44	-69,519.21
<b>Total Current Liabilities</b>	373,540.68	446,643.07	-73,102.39
<b>Total Liabilities</b>	373,540.68	446,643.07	-73,102.39
<b>Equity</b>			
6800 · Capital Contributions	32,300.00	32,300.00	0.00
6900 · Retained Earnings	1,957,470.15	1,674,426.02	283,044.13
Net Income	297,580.31	242,983.87	54,596.44
<b>Total Equity</b>	2,287,350.46	1,949,709.89	337,640.57
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,660,891.14</b>	<b>2,396,352.96</b>	<b>264,538.18</b>

## Holiday RV Park

### Occupancy By Site Type

From 01 Aug 2023 To 31 Aug 2023

Description	Period	Site	Avail	Maint	Used	Unused	RevPAR	Occ %	Discount	Taxes	Gross Revenue	Nett Revenue	Gross Avg (RevPOR)	Nett Avg (RevPOR)	Avg LOS	Conf %	Occupants
Back-in 33ft Site (30 Amp)	Days	39	1209	0	982	227	36.48	81.22	3,390.86	0.00	44,103.72	44,103.72	44.91	44.91	7.12	0.00	268.5
Back-in 33ft Site (30/50 Amp)	Days	43	1333	0	1043	290	26.57	78.24	2,165.92	0.00	35,419.88	35,419.88	33.96	33.96	7.73	0.01	257.5
Back-in 36ft Site (30 Amp)	Days	8	248	0	201	47	28.93	81.05	52.80	0.00	7,173.88	7,173.88	35.69	35.69	8.04	0.00	51
Back-in 36ft Site (30/50 Amp)	Days	47	1457	0	1277	180	33.61	87.65	3,698.00	0.00	48,976.30	48,976.30	38.35	38.35	10.38	0.00	254
Narrow Back-in Site (No Slides - 30 Amp)	Days	15	417	48	213	204	38.19	51.08	1,488.72	0.00	15,923.83	15,923.83	74.76	74.76	2.80	0.00	159
700s Oversized Back-in Site (30/50 Amp)	Days	4	124	0	103	21	48.59	83.06	316.80	0.00	6,025.00	6,025.00	58.50	58.50	7.36	0.00	29
Pull-Thru (30/50 Amp)	Days	15	465	0	153	312	17.28	32.90	360.80	0.00	8,033.19	8,033.19	52.50	52.50	6.38	0.00	49
Monthly	Days	39	1209	0	1209	0	20.29	100.00	0.00	0.00	24,528.00	24,528.00	20.29	20.29	31.00	0.00	78
Grand Total:		210	6462	48	5181	1281	29.43	80.18	11,473.90	0.00	190,183.80	190,183.80	36.71	36.71	9.03	0.00	1146

## Holiday RV Park

### Occupancy By Site Type

From 01 Aug 2022 To 31 Aug 2022

Description	Period	Site	Avail	Maint	Used	Unused	RevPAR	Occ %	Discount	Taxes	Gross Revenue	Nett Revenue	Gross Avg (RevPOR)	Nett Avg (RevPOR)	Avg LOS	Conf %	Occupants
Back-in 33ft Site (30 Amp)	Days	39	1209	0	873	336	32.63	72.21	1,376.00	0.00	39,451.62	39,451.62	45.19	45.19	6.33	0.00	254
Back-in 33ft Site (30/50 Amp)	Days	42	1300	2	929	371	36.14	71.46	1,556.00	0.00	46,983.94	46,983.94	50.57	50.57	6.36	0.00	279
Back-in 36ft Site (30 Amp)	Days	8	248	0	209	39	24.47	84.27	72.00	0.00	6,069.17	6,069.17	29.04	29.04	7.74	0.00	54
Back-in 36ft Site (30/50 Amp)	Days	48	1486	2	1310	176	29.55	88.16	413.25	0.00	43,916.35	43,916.35	33.52	33.52	10.31	0.00	257
Narrow Back-in Site (No Slides - 30 Amp)	Days	15	465	0	176	289	37.13	37.85	326.08	0.00	17,267.10	17,267.10	98.11	98.11	3.38	0.00	102
700s Oversized Back-in Site (30/50 Amp)	Days	4	124	0	95	29	41.18	76.61	60.00	0.00	5,105.90	5,105.90	53.75	53.75	6.33	0.00	30
Pull-Thru (30/50 Amp)	Days	15	465	0	120	345	27.65	25.81	512.00	0.00	12,857.36	12,857.36	107.14	107.14	4.80	0.00	50
Monthly	Days	39	1209	0	1209	0	17.65	100.00	0.00	0.00	21,333.00	21,333.00	17.65	17.65	31.00	0.00	78
Grand Total:		210	6506	4	4921	1585	29.66	75.64	4,315.33	0.00	192,984.44	192,984.44	39.22	39.22	8.65	0.00	1104

## Holiday RV Park

### Occupancy By Rate

From 01 Aug 2023 To 31 Aug 2023

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Board Meeting	1	6462	2	0.04	0.03	0.00	0.00	0.00
Member Daily (No Charge)	247	6462	2236	43.16	34.60	90.00	90.00	0.05
Member Rate - Pull-Thru (Prime)	3	6462	75	1.45	1.16	5,012.21	5,012.21	2.64
Member Rate (Prime)	43	6462	855	16.50	13.23	52,358.61	52,358.61	27.53
Monthly	40	6462	1240	23.93	19.19	25,158.00	25,158.00	13.23
Non-Member	198	6462	652	12.58	10.09	106,634.98	106,634.98	56.07
Parking	42	6462	121	2.34	1.87	930.00	930.00	0.49
<b>Grand Total:</b>	<b>574</b>	<b>6462</b>	<b>5181</b>	<b>100.00</b>	<b>80.18</b>	<b>190,183.80</b>	<b>190,183.80</b>	<b>100.00</b>

NOTE: Revenue figures represent Tariff Quoted For all reservations. Sundries, Periodic And Repeat Charges are Not included. Rooms marked as maintenance are not counted as available on this report unless you have chosen the option 'Include Maintenance in Avail for Occupancy' under Property Information. Day use reservations are Not counted As used unless you have chosen the Option 'Include Day Use in Used for Occupancy' under Property Information.

## Holiday RV Park

# Occupancy By Rate

From 01 Aug 2022 To 31 Aug 2022

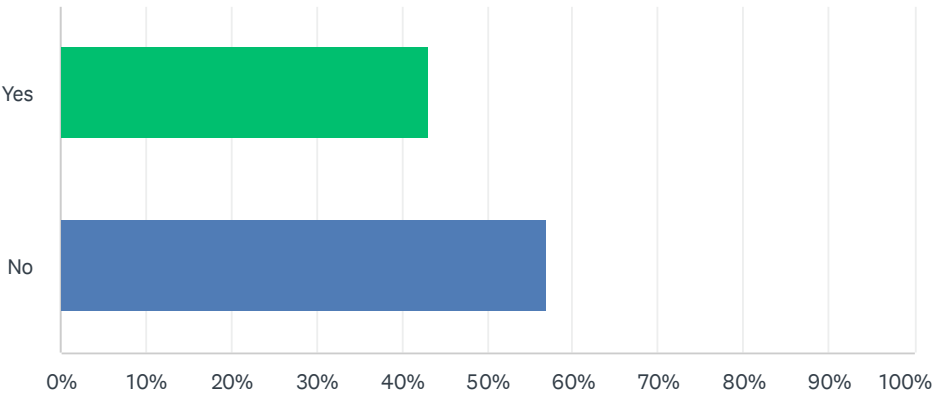
Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Board Meeting	3	6506	17	0.35	0.26	0.00	0.00	0.00
Member Daily (No Charge)	230	6506	1887	38.35	29.00	50.00	50.00	0.03
Member Rate - Pull-Thru (Prime)	3	6506	72	1.46	1.11	6,636.00	6,636.00	3.44
Member Rate (Non-Prime)	0	6506	0	0.00	0.00	287.28	287.28	0.15
Member Rate (Prime)	50	6506	996	20.24	15.31	57,782.70	57,782.70	29.94
Monthly	40	6506	1240	25.20	19.06	21,843.53	21,843.53	11.32
Non-Member	243	6506	709	14.41	10.90	106,384.93	106,384.93	55.13
<b>Grand Total:</b>	<b>569</b>	<b>6506</b>	<b>4921</b>	<b>100.00</b>	<b>75.64</b>	<b>192,984.44</b>	<b>192,984.44</b>	<b>100.00</b>

NOTE: Revenue figures represent Tariff Quoted For all reservations. Sundries, Periodic And Repeat Charges are Not included. Rooms marked as maintenance are not counted as available on this report unless you have chosen the option 'Include Maintenance in Avail for Occupancy' under Property Information. Day use reservations are Not counted As used unless you have chosen the Option 'Include Day Use in Used for Occupancy' under Property Information.



Q1 Is this your first visit?

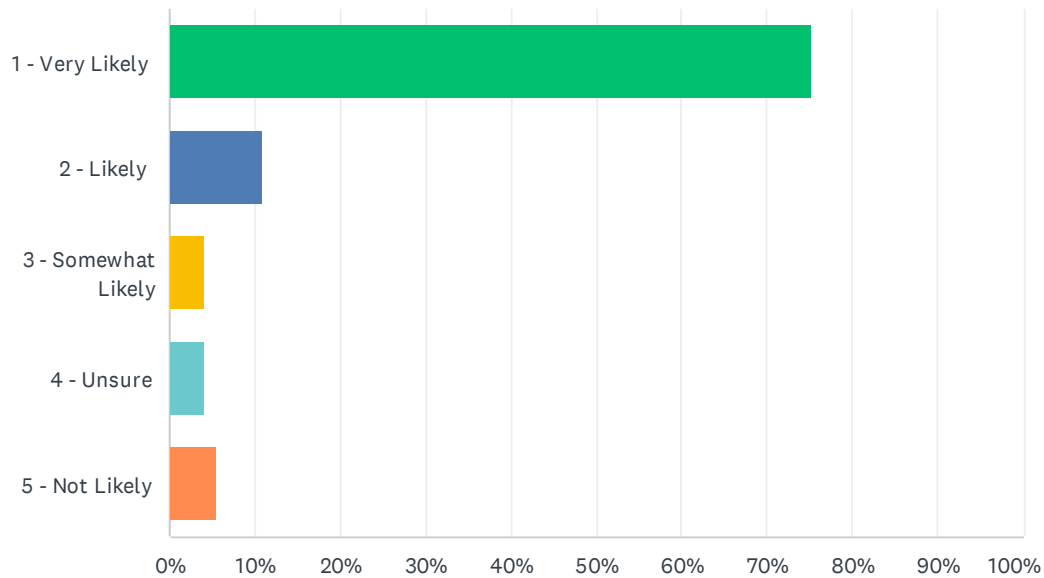
Answered: 72    Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	43.06%	31
No	56.94%	41
TOTAL		72

## Q2 How likely would you be to stay at this Park again?

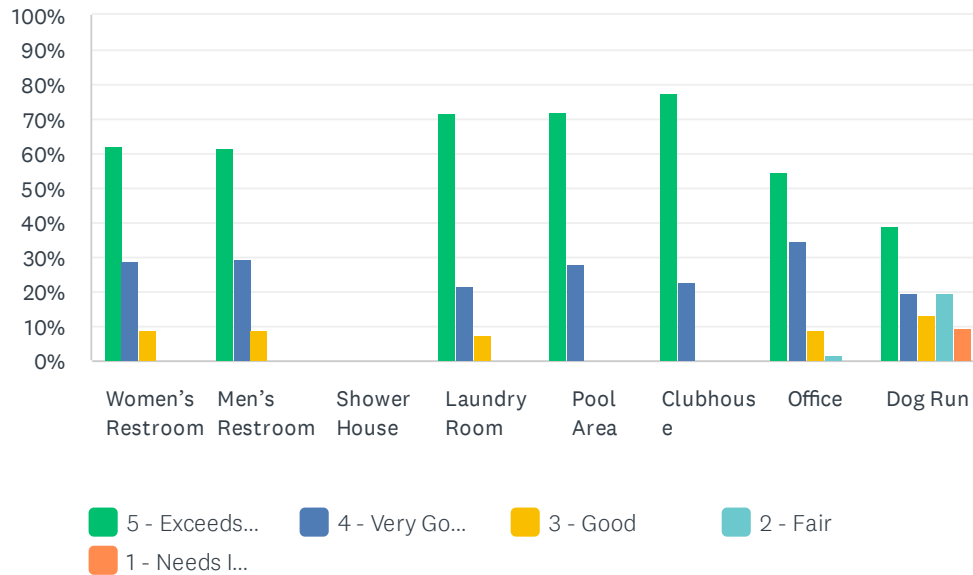
Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES	
1 - Very Likely	75.34%	55
2 - Likely	10.96%	8
3 - Somewhat Likely	4.11%	3
4 - Unsure	4.11%	3
5 - Not Likely	5.48%	4
TOTAL		73

### Q3 If you used the following facilities, please rate their cleanliness from 1 - 5 , with "5" exceeding your expectations:

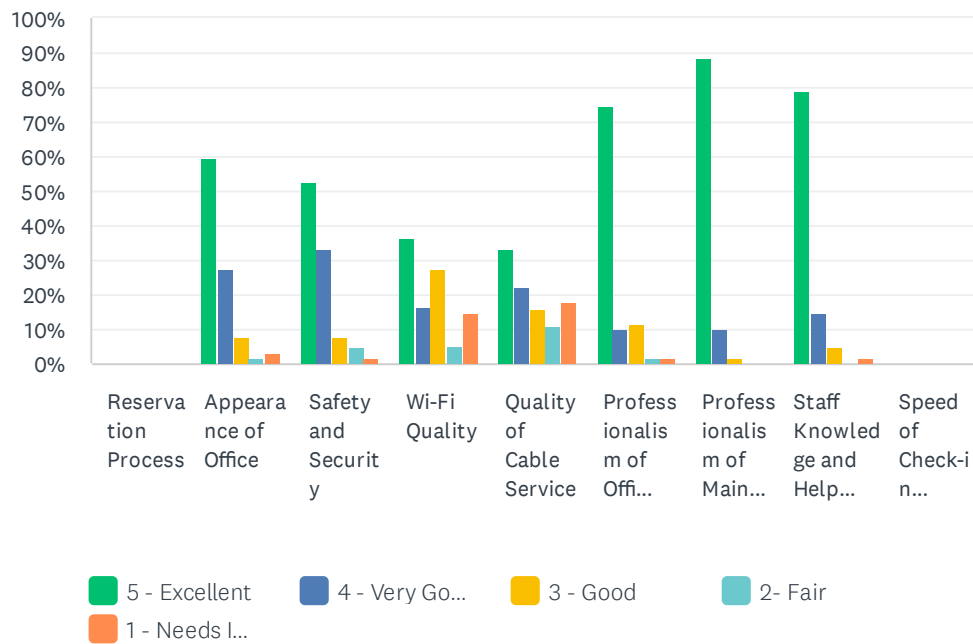
Answered: 61 Skipped: 12



	5 - EXCEEDS EXPECTATIONS	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Women's Restroom	62.22% 28	28.89% 13	8.89% 4	0.00% 0	0.00% 0	45	1.47
Men's Restroom	61.36% 27	29.55% 13	9.09% 4	0.00% 0	0.00% 0	44	1.48
Shower House	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Laundry Room	71.43% 30	21.43% 9	7.14% 3	0.00% 0	0.00% 0	42	1.36
Pool Area	72.00% 36	28.00% 14	0.00% 0	0.00% 0	0.00% 0	50	1.28
Clubhouse	77.14% 27	22.86% 8	0.00% 0	0.00% 0	0.00% 0	35	1.23
Office	54.55% 30	34.55% 19	9.09% 5	1.82% 1	0.00% 0	55	1.58
Dog Run	38.71% 12	19.35% 6	12.90% 4	19.35% 6	9.68% 3	31	2.42

## Q4 Please rate your satisfaction with our Park's services:

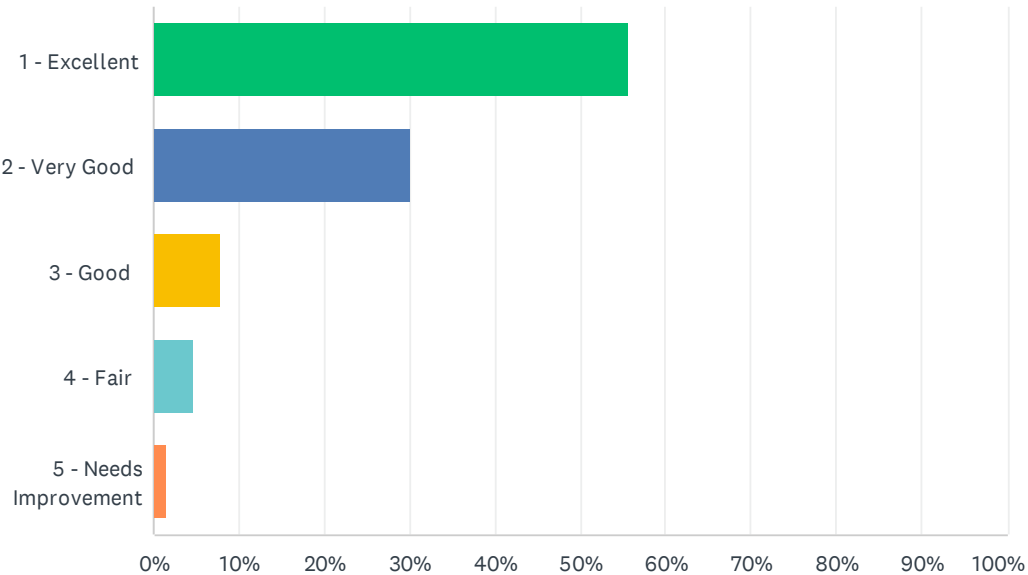
Answered: 64 Skipped: 9



	5 - EXCELLENT	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Reservation Process	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Appearance of Office	59.68% 37	27.42% 17	8.06% 5	1.61% 1	3.23% 2	62	1.61
Safety and Security	52.38% 33	33.33% 21	7.94% 5	4.76% 3	1.59% 1	63	1.70
Wi-Fi Quality	36.36% 20	16.36% 9	27.27% 15	5.45% 3	14.55% 8	55	2.45
Quality of Cable Service	33.33% 15	22.22% 10	15.56% 7	11.11% 5	17.78% 8	45	2.58
Professionalism of Office Staff	75.00% 45	10.00% 6	11.67% 7	1.67% 1	1.67% 1	60	1.45
Professionalism of Maintenance Staff	88.33% 53	10.00% 6	1.67% 1	0.00% 0	0.00% 0	60	1.13
Staff Knowledge and Helpfulness	78.69% 48	14.75% 9	4.92% 3	0.00% 0	1.64% 1	61	1.31
Speed of Check-in Process	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00

## Q5 Please rate your overall satisfaction with your most recent stay at Holiday RV Park:

Answered: 63 Skipped: 10



ANSWER CHOICES	RESPONSES	
1 - Excellent	55.56%	35
2 - Very Good	30.16%	19
3 - Good	7.94%	5
4 - Fair	4.76%	3
5 - Needs Improvement	1.59%	1
TOTAL		63

## Q6 Do you have any other comments, questions, or concerns? Please include your contact information if you wish to be contacted by Park Management.

Answered: 34 Skipped: 39

#	RESPONSES	DATE
1	Children need NOT run amuck on razors without helmets and exceeding the 5mph speed limit. Children also need to be supervised when out in the park. Quiet time hours need to be enforced. Thank you	8/30/2023 10:14 AM
2	Enjoyed our time! Thank you!	8/28/2023 2:53 PM
3	Great stay and maintenance staff 😊	8/28/2023 1:17 PM
4	In handicap shower, there are no hooks to hang towel or clothes... Lady in office is somewhat rude when talking to me. Also, lady in office sits in chair hidden behind computer screen when talking to me. She does not get up and come to counter to face me when talking to me or answering questions...Rude !!	8/28/2023 12:40 PM
5	Office staff lady is rude and short in responses to me. Also lady in office sits at desk hidden behind computer screen when talking to me. She does not get out of chair to talk to me face to face. Rude !!	8/28/2023 12:35 PM
6	It seems the park is turning into a trailer park instead of an RV park with all the long term residents. Understandable in the current economy and housing crisis. But it makes me feel like was intruding on a private neighborhood. I've have had or used my parents membership since the 1980's. Never had the desire to be involved. Just a vacation Spot for me. Also the golf carts and kids in scooters seem to exceed the 5mph especially on the weekends. Otherwise facilities are nicely maintained.	8/28/2023 9:04 AM
7	Super friendly, always helpful	8/27/2023 9:33 PM
8	All staff very helpful and considerate	8/27/2023 7:42 PM
9	Super helpful and super friendly! We loved it there!	8/27/2023 12:07 PM
10	Mildew under bath mats in men and women's bathrooms. Gravel over dirt at site. Very messy	8/25/2023 5:01 PM
11	Golf carts parking next to the pool are a problem. Site 206 is unable to park a car and open car doors due to constant golf carts parking in the fire area. I nicely asked a resident to move their cart. Their response was that I can park by the office. This is unacceptable. Adding a chain or cones would be an easy fix. I typically love this spot, but golf cart parking is making it unbearable.	8/24/2023 8:57 AM
12	Your spots and street too narrow. I left early and because of years of driving I made it around a large motorhome with barely inches to spare. Going left was blocked by SUV sticking out in the road. After parking trailer and truck, maybe a 5' x5' area for camping chairs because table took up most of the room. I know nothing will change, but I said my piece and won't recommend Holiday RV.	8/21/2023 5:06 PM
13	Need to add news channels to cable lineup (FOX, CNN, NEWSMAX, ect.)	8/21/2023 4:16 PM
14	Spaces too close together. Way too tight. Was not comfortable being so close. Owners leaving barking dogs unattended.	8/21/2023 11:13 AM
15	Love it	8/20/2023 3:29 PM
16	The Wi-Fi service is lacking. This is important to me.	8/16/2023 10:42 PM
17	I understand the limitations of the park but needs a little more room between back in sites. Barely enough room between neighbors with picnic bench.	8/16/2023 12:54 PM

18	We had a great time at your rv park. Very clean all the way around.	8/14/2023 3:50 PM
19	We were very impressed with the pool and spa facilities. (They were closed when we came during COVID.)	8/13/2023 9:22 PM
20	We were first timers at the park, the forklift service to park trailers is great.... Most likely would not have made it in the spot otherwise. Speaking of .... the spots are very tight. This made for little to no outside experience honestly I think that would be my only complaint. Possibly sacrificing a few spot to widen the others would make for happier guests. Also parking is a bit crazy. Otherwise The staff including maintenance crew was great and the residents were friendly and welcoming. The bbq event seemed nice unfortunately we had other plans prior to our stay and we're unable to attend. This will not be our last stay. Thanks again	8/13/2023 4:21 PM
21	All of the amenities were great, clean, updated, and nice. The main drawback of the park is the limited space at each site. It's definitely cramped and not a lot in space for much of anything. If this was the only place that had a space, we would stay again, but it wouldn't be our first choice.	8/13/2023 1:51 PM
22	Great park good stay, we just have a very large rv 40+ ft. Spots are pretty tight.	8/13/2023 11:59 AM
23	Spaces are way to close together!! We were ridiculously close.	8/11/2023 7:23 PM
24	Great time overall. Speeding thru the park was our only concern. Sadly, the majority of offenders are residents or snowbirds.	8/10/2023 4:16 PM
25	The staff were really friendly and understanding the staff are not the problem the problem I had was that the camping sites were extremely close to each other no parking room for vehicles upon reservation I was told I'd get a big spot to be able to park a second small trailer with a can am but was not able to do so upon arriving do to the lack of space so we had to park all of our vehicles and trailer hauling the can am on the street just to park the can am on our camp site to make sure nobody would steal it prices and staff are excellent but the lack of space and not getting a big spot like I was told upon reservation is what makes me not want to camp here again .	8/8/2023 9:47 PM
26	Thank you for another wonderful stay! Your staff has always been kind, helpful, and professional. Keep up the good work!	8/7/2023 4:27 PM
27	You all know how Terrie and I feel about all of you, It is just a pure pleasure trip when we come over. You all totally have it together, just saying 😊	8/7/2023 3:46 PM
28	Thank you. The best part was the amenities and the residents.	8/7/2023 2:02 PM
29	Spots are very small for the new coaches with 4 slides. No room for tow truck.	8/7/2023 11:08 AM
30	Great communication from start to finish. Clearly a very well managed and organised park. Loved the coffee/kitchen facilities and the BBQ/fire pit area. We were sad to only be here one night.	8/6/2023 9:29 PM
31	Charge us an extra \$10 for checking in early half hour we had no place to park to wait that half hour. Spaces are too small.	8/5/2023 3:57 PM
32	Office staff and maintenance staff incredible! They go over and above to support us and answer questions.	8/4/2023 7:59 PM
33	Office staff extremely friendly on the phone and in person.	8/1/2023 7:58 PM
34	We'll be back, very nice quiet park, well managed. Thank you	8/1/2023 10:56 AM

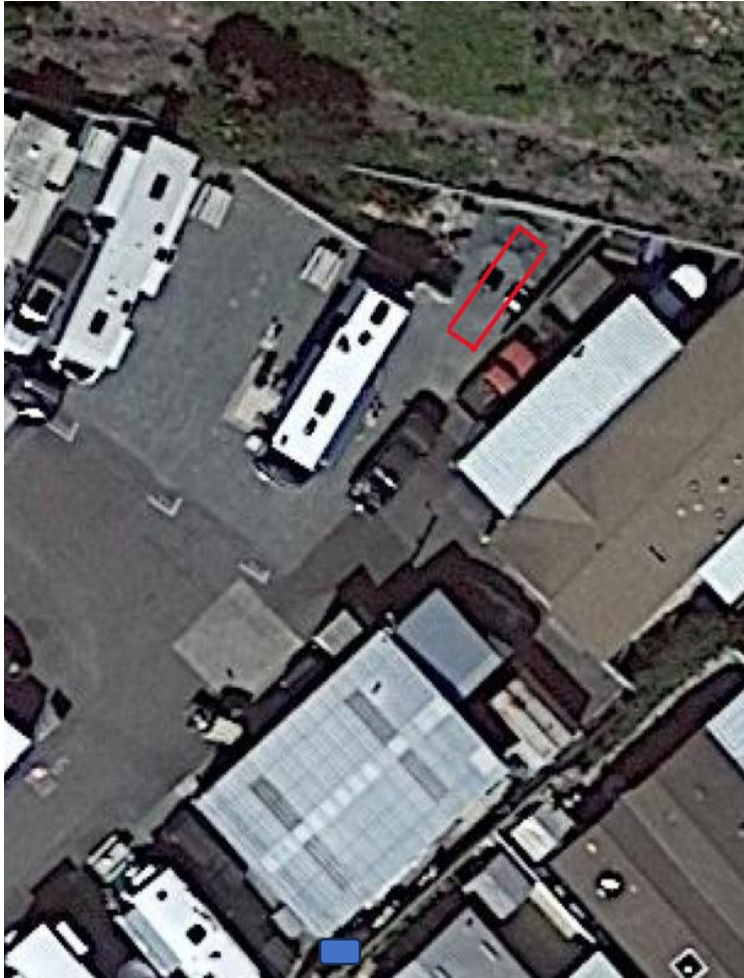




# **Holiday RV Park Compactor Project**

**Compactor Placement Location: (Red Rectangle)**

The transformer that would provide power is located at the southwest corner of the maintenance shop. Represented by blue square at the bottom of the picture.



**Cost to Dump Compactor:**

**South County Sanitary Quote: (30YD Self-Contained Compactor)**

- \$220 per hour
- Time starts when they arrive on site
- 1.5 hours turnaround time average
- \$71 per ton (full container is about 6 tons)

# Resource Equipment Co.

A *DYRON* Corporation

p.o. box 2695

chino, ca 91708-2695

phone (909) 597-2868

fax (909) 597-5299

*Recycling Systems & Waste Handling Equipment*

**Balers - Compactors - Conveyors - Shredders**

**SALES - SERVICE - PARTS**

## COST BENEFIT ANALYSIS

**Holiday RV Park (Pismo Beach, CA)**

**Based On Billings from South County Sanitary SVC, Inc**

**(6) 3YD Dumpsters Hauled 2x a Week**

### Present System (With Out Trash Compactor)

#### **A. Cubic Yards**

1. Number of Containers Being Used.
2. Container Size (3 cubic yards).
3. Number Each Container Dumped Per Week
4. 52 Weeks in a Year.
5. Total Loose Cubic Yards Yearly

$$\begin{array}{r} 6 \\ \times 3 \\ \hline 2 \\ \times 52 \\ \hline = 1,872 \end{array}$$

#### **B. Cost**

1. Number of Containers (see A-1).
2. Number of Containers Dumped Per Week (see A-3).
3. Cost of Dumping Per Container.
4. 52 Weeks in a Year.
5. Total Loose Dumping Cost Per Year

$$\begin{array}{r} 6 \\ \times 12 \\ \hline \times 363.49 \\ \hline \times 52 \\ \hline = \$26,223.00 \end{array}$$

### With Trash Compactor

#### **C. Cubic Yards**

1. Total Loose Cubic Yards (see A-5).
2. Compaction Ratio - 6:1
3. Total Compacted Cubic Yards.
4. Compaction Container Size (Standard Size 30 Cubic Yard Capacity).
5. Total Compacted Containers Yearly.
6. 12 Months in a Year.
7. Total Compacted Containers Dumped Per Month.

$$\begin{array}{r} 1,872 \\ \div 6 \\ \hline = 312 \\ \div 30 \\ \hline = 10.4 \\ \div 12 \\ \hline = 0.87 \end{array}$$

#### **CI. Cost**

1. Total Compacted Containers Yearly (see C-5).
2. Cost of Dumping Compaction Container (Ave. Container = 6 Tons).
3. Total Compacted Dumping Cost Per Year.

$$\begin{array}{r} 10.4 \\ \times \$756.00 \\ \hline = \$7,862.00 \end{array}$$

### First Year Savings:

Loose Dumping Cost (see B-5).

Compacted Dumping Cost (see D-3).

$$\begin{array}{r} \$26,223.00 \\ - \$7,862.00 \\ \hline \end{array}$$

***Approxamate First Year Savings.***

$$\begin{array}{r} = \$18,361.00 \end{array}$$



## Recycling Systems & Waste Handling Equipment

Balers - Compactors - Conveyors - Shredders  
Sales - Services - Parts - Baling Wire

P.O. Box 2695  
Chino, CA 91708  
888-732-2537

		Est. Ship Date	Date	Quote #
		6 - 8 Weeks	04/28/2023	205992
Bill To	Ship To	Project		
Mr. Aaron Cartwright Holiday RV Park 100 S. Dolliver St. Pismo, CA 93449	Mr. Aaron Cartwright Holiday RV Park 100 S. Dolliver St. Pismo, CA 93449	Holiday RV Park Trash Compactor		
		FOB		
		Factory		
		Terms		
		30% Down - 60% Prior to Ship - Net 10 Days		
		Sales Rep		
Email	aaron@holidayrvpark.org	Mike De La Cruz		

Description	Unit Price	Qty	Tx	Amount
<b>Wastequip Self-Contained Compactor</b>	\$33,822.00	1	X	\$33,822.00

Model #265XP-30 Serial #NA

### 2.0 Cubic Yard Capacity Charge Hopper

Clear Top Feed Opening = 60" wide x 40" Long • 2.00 Cu. Yd

#### Unit Includes:

Key Operated Controls-Keys Removable in "Off" Position Only  
Multi Cycle Timer  
Pressure Gauge Mounted to Power Unit  
Full Container Light  
Guardian Power Unit Controller  
Low Temp Oil Sender  
208 / 230 / 460 - 3 Phase Tri-Volt Option  
Oil Reservoir 24 Gallons W/ Oil Level & Temperature Sight Gauge  
**Hydraulically Operated Lid**  
Rear Feed Hopper - Designed to Work with Integrated Cart Dumper

<b>Ground Fed - Integral Rear Feed Container Lifter</b>	\$12,817.00	1	X	\$12,817.00
Model #NA Serial #NA				

<b>Hydraulic Lid (Optional)</b>	\$2,766.00	1	X	\$2,766.00
Model #NA Serial #NA				

To cover the hopper when not in use and reduce odors escaping to attract critters.

<b>80% Full - Advanced Warning Light (Optional)</b>	\$520.00	1	X	\$520.00
---	----------	---	---	----------

<b>Pressure Gauge on Power Unit - Color Coded (Optional)</b>	\$243.00	1	X	\$243.00
--	----------	---	---	----------

<b>Full Channel Guides (Optional)</b>	\$3,810.00	1	X	\$3,810.00
Prevents concrete damage and reduces hauler error				

Description	Unit Price	Qty	Tx	Amount
<b>Freight for WQ Compactors (Estimate)</b>	\$3,200.00	1		\$3,200.00
<b>Placement, Installation, Start-Up &amp; Safety Training (Estimate)</b>	\$2,200.00	1		\$2,200.00

\*If needed, quote will be revised when site survey has been completed.  
 \*Additional \$400 will be added to invoice if full channel guides are purchased  
 \*Customer to provide 12K to 15K forklift.  
*(If customer is unable to provide a forklift, Resource Equipment will provide it and add the rental cost to invoice)*

- Units come completely pre-wired and include all controls and starters.
- All reconditioned equipment 90 day parts and labor warranty.
- Reconditioned equipment specifications may vary.
- Electrical connections done by others.
- Quoted Price are good for 15 Days
- Subject to applicable taxes.

**APPROVED**

\_\_\_\_\_  
Signature

We collect sales tax for California customers only, all out of state customers should report sales tax on purchases as local use tax to your states taxing authority.

\_\_\_\_\_  
Date

\_\_\_\_\_  
PO#

# 265XP PRECISION SERIES SELF-CONTAINED COMPACTOR



**Introducing the first ever  
Precision Series self-contained  
compactor that's designed and  
engineered for performance**

## **GUARDIAN CONTROL SYSTEM**

- » Automatic maintenance tracking
- » Superior 24 volt controls and NEMA 4 rated enclosure

## **LARGEST ACCESS OPENING FOR MAINTENANCE / SERVICE**

- » Easy to inspect and access cylinders and hoses

## **PRECISION GUIDED RAM**

- » Glides smoothly above floor on UHMW guides
- » Ram penetrates 7" into container to minimize spring-back

## **LONGEST STANDARD WARRANTY**

- » 5-year structural warranty

Patent Pending

## **IDEAL FOR:**

Supermarkets



Malls



Hospitals



Restaurants



Office Buildings

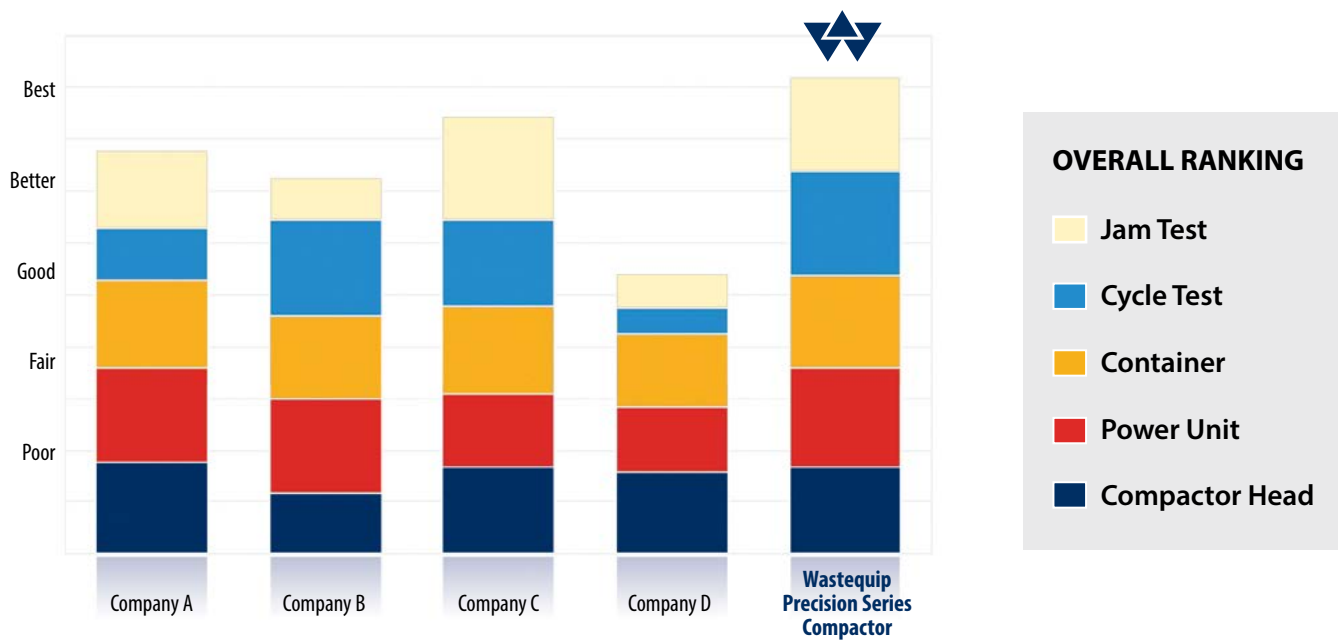


Retail Establishments





## BEST-IN-CLASS BENCHMARK TESTING



## TESTING CRITERIA

### COMPACTOR HEAD

Ram base, face, floor plate, ram travel, and sidewall

### POWER UNIT

Oil reservoir, pressure switch or transducer, directional valve, pump size and PLC

### CONTAINER

Capacity, door sheet, side wall, door seal, hinge system and shipping height

### JAM TEST

Flex/twist, ram rack and damage

### CYCLE TEST

Operation, wear and reliability

## FEATURING OUR GUARDIAN CONTROL SYSTEM

Value-Added Standard Features	Wastequip Guardian Control	Competitor A	Competitor B
Power unit runs any brand compactor	✓		
Automatic maintenance alerts	✓		
NEMA 4 rated control panel	✓		
Push button start	✓		
Low Temperature Oil	✓		✓
Pack-out override	✓		
Watch dog timer	✓	✓	
24 volt controls	✓		✓
Programmable logic controller	✓	✓	✓
Multi-cycle timer	✓	✓	✓
Full light	✓	✓	



## PRECISION GUIDED RAM



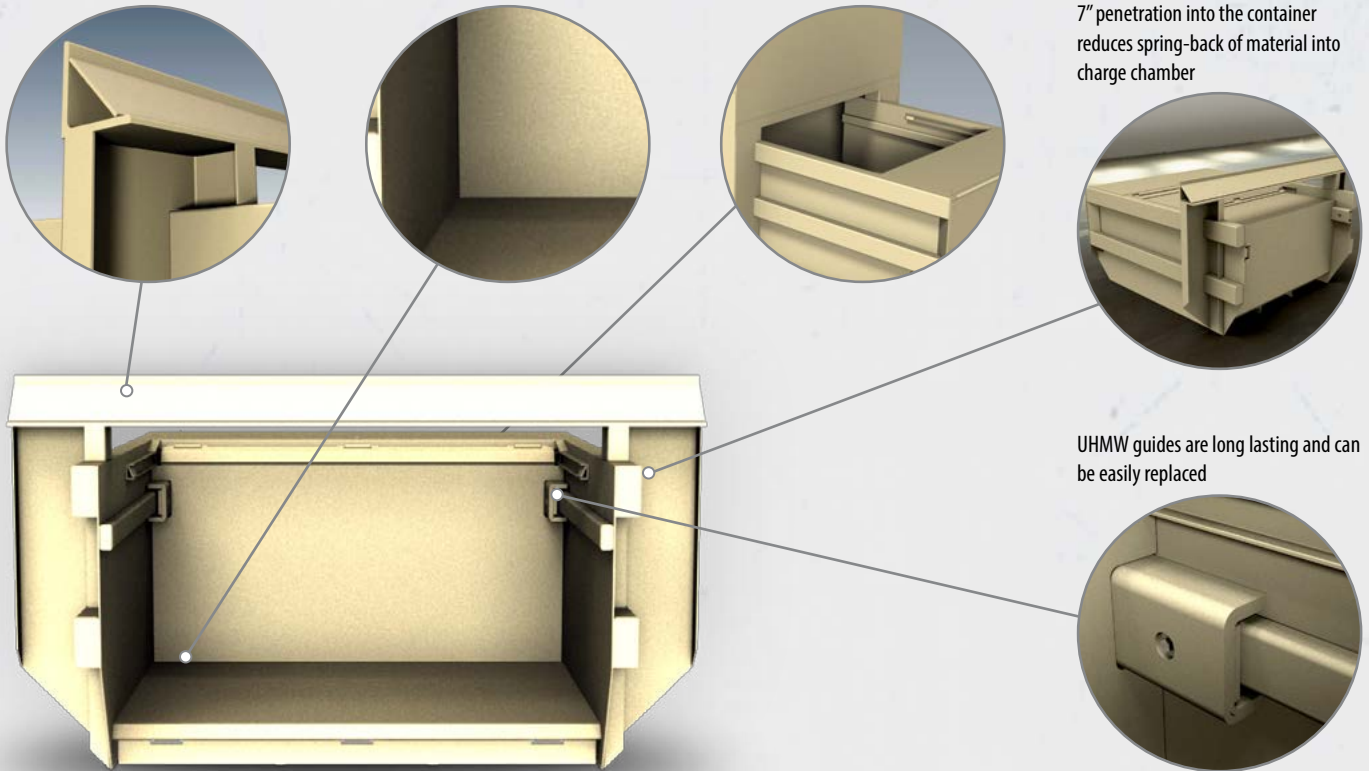
Breaker bar is engineered for increased strength and is designed for additional structural support.

Ram is suspended above chamber floor and glides on near frictionless UHMW guides.

Large 40" X 60" clear top opening is WASTEC rated at 1.48 cubic yards

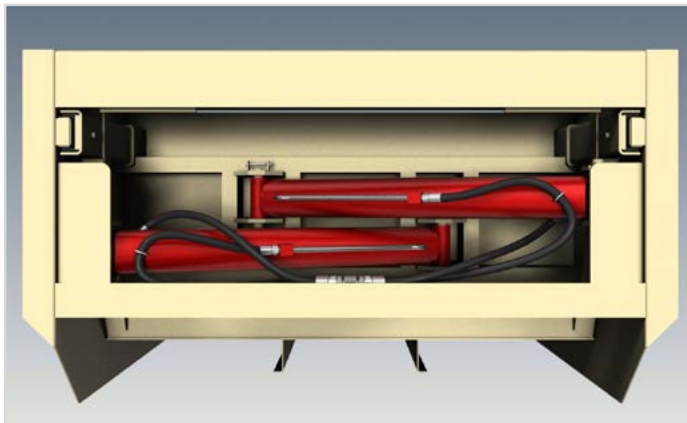
7" penetration into the container reduces spring-back of material into charge chamber

UHMW guides are long lasting and can be easily replaced



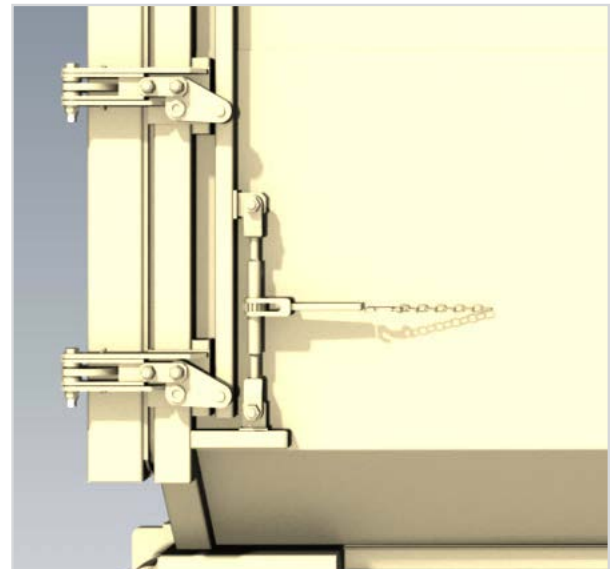
## LARGEST MAINTENANCE ACCESS IN THE INDUSTRY

- ▶ Large 49" X 18" access opening
- ▶ Hydraulic hoses are easy to inspect /replace
- ▶ Clean out area designed to drain excessive liquid
- ▶ Up to 33% less time to change cylinders



## ADJUSTABLE SLIDING HINGE

- ▶ Adjustable sliding hinge draws door in evenly
- ▶ Heavy-duty design and full door seal





# 265XP PRECISION SERIES COMPACTOR

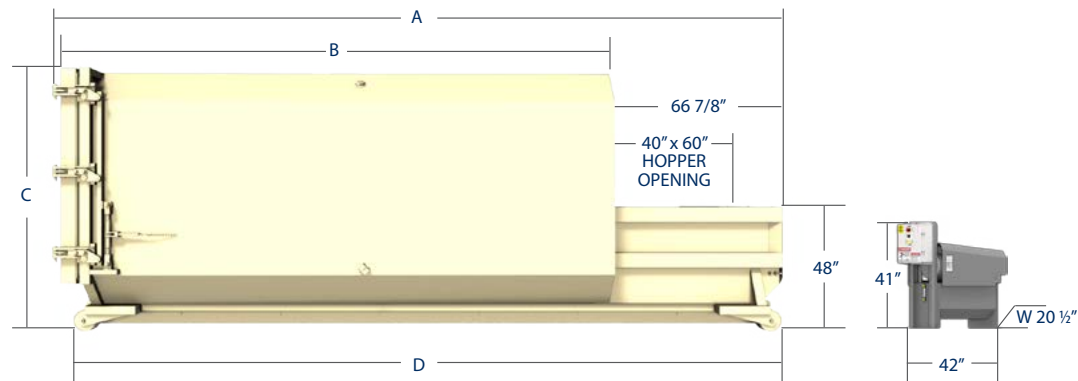
## FEATURES

### STANDARD

- Precision guided ram system
- Guardian Control System
- Automatic Maintenance Scheduler (AMS)
- NEMA 4 enclosure
- Controls in panel face
- 5-year structural warranty
- 33-second cycle time
- Full container light
- Low temperature oil
- Multi-cycle timer
- Operational and service manual
- Primed and painted in several colors

### OPTIONS

- Advance warning light
- Pressure gauge - color coded
- Controls on remote pendant in lieu of mounting in panel face
- Guide rails with stops
- Oil heater
- Photo electric eye
- Odor control system
- Container lifter
- HT (Hinged Tailgate) models



Compactor Models	265XP model (cu. yds.)	Overall length (A) (in.)	Container length (B) (in.)	Overall height (C) (in.)	Floor length (D) (in.)*	Width (in.)	Weight (lbs.)
	20	188	121-1/8	100	187	102	8,500
	25	218	148-1/8		217		8,850
	30	248	178-1/8		246		9,450
	35	278	208-1/8		277		10,000
	38	299	229-1/8		298		10,500

\* Bullnose to bullnose



Replacement parts available online at [www.gotoparts.com](http://www.gotoparts.com)

## SPECIFICATIONS

### Charge Box

- Wastequip rating - 2.00 cubic yards
- Wastec rating - 1.48 cubic yards
- Clear top opening - 40" Length x 60" Width

### Ram

- 1/4" steel construction with engineered structural reinforcements and precision guided ram system

### Compactor Head

- Floor - 3/8" with two 5" channel supports
- Sides - 3/16" side plates with 6" x 3" formed steel stiffener
- Top rail - 6" x 3" formed steel stiffener
- Breaker bar - 6" x 6" x 1/2" angle steel
- Sump - 12" height

### Electrical

- Electric motor - 10 hp TEFC (Totally Enclosed Fan Cooled)
- Voltage - 208/230/460, 3 phase, 60 HZ (optional 575V)
- Power box - NEMA 4 rated, UL listed
- Automated cycle operation - turn key switch-ram extends, retracts and stops automatically

### Hydraulic Specifications

- Pump - 11.7 gpm
- Ram penetration - 7"
- Cycle time - 33 seconds
- Hydraulic cylinder - (2), cylinder bore - 4"
- Cylinder rod - 2.5"
- Hydraulic oil tank - 20 gallon reservoir
- Power unit location - remote

### Hydraulic Performance

- Ram face pressure
- Normal - 39,800 lbs
- Maximum - 49,500 lbs
- Ram psi
- Normal - 25.00 psi
- Maximum - 31.73 psi
- Operating pressure
- Normal - 1,850 psi
- Maximum - 2,300 psi

### Container

- 7 gauge floor with 3" channel crossmember
- 6" x 2" x 1/4" tube rails, 36-1/2" I.D. between rails
- Solid steel bullnose and hook at both ends
- 4" diameter rollers, 4-1/2" long
- Length, Width and Height - see chart above

## Standard Color Choices\*



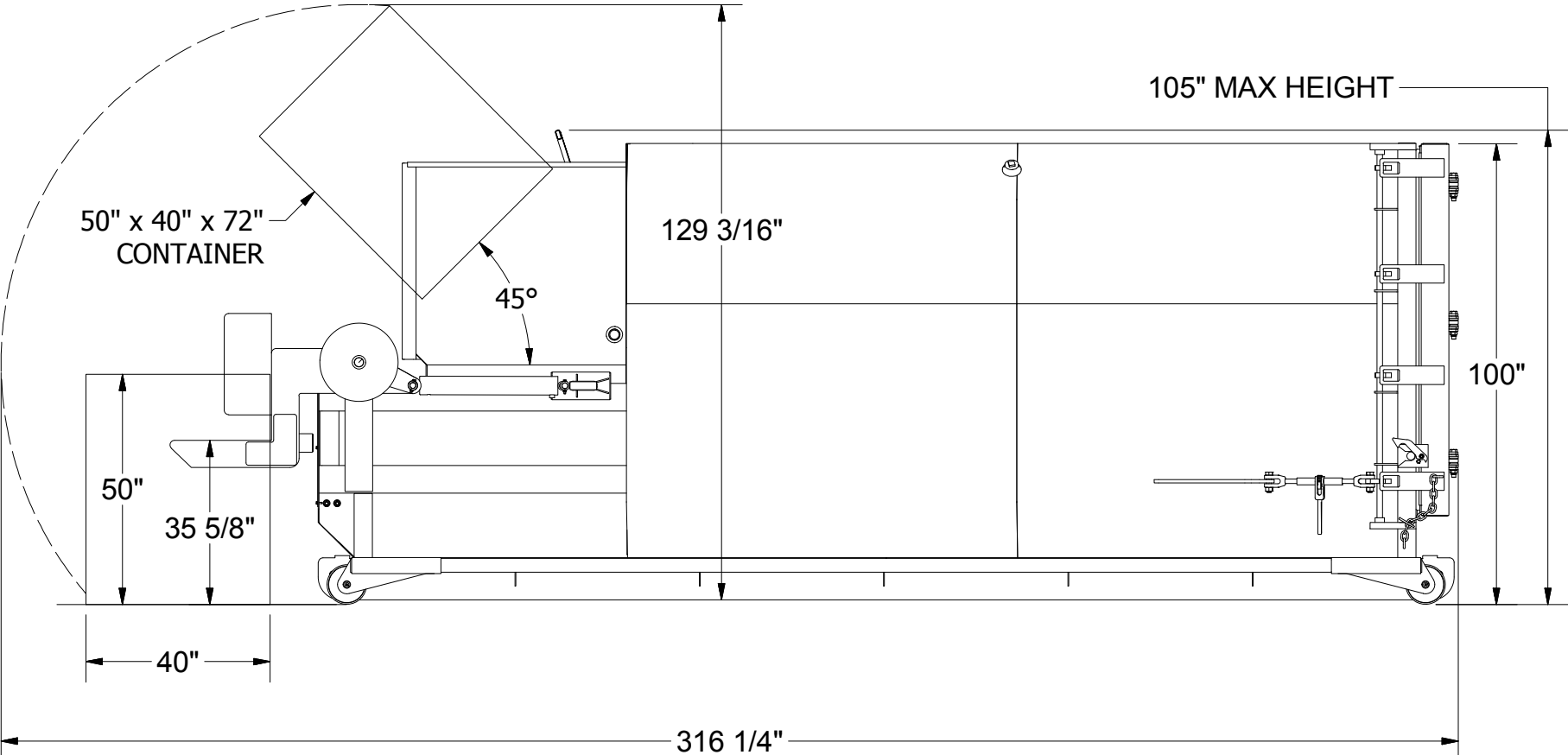
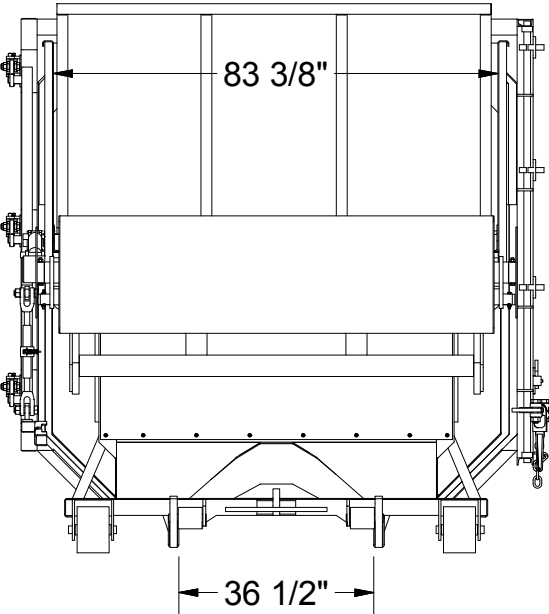
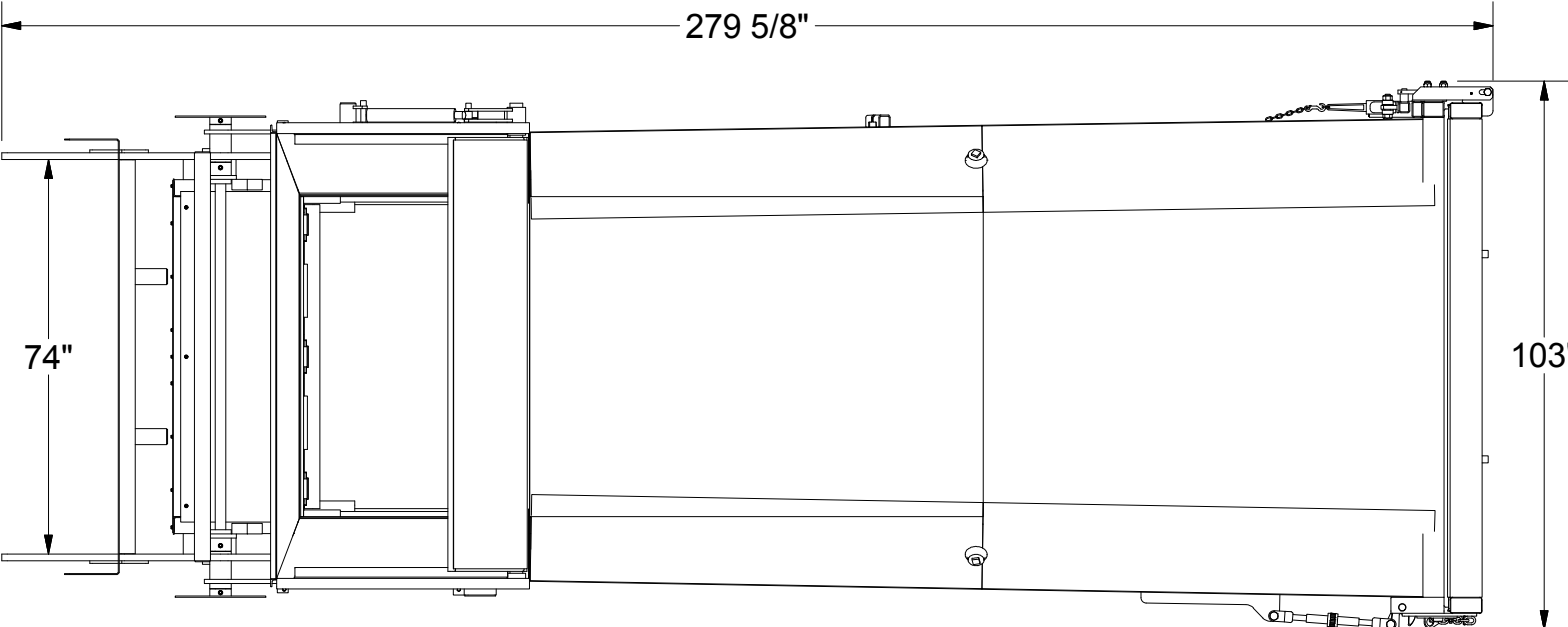
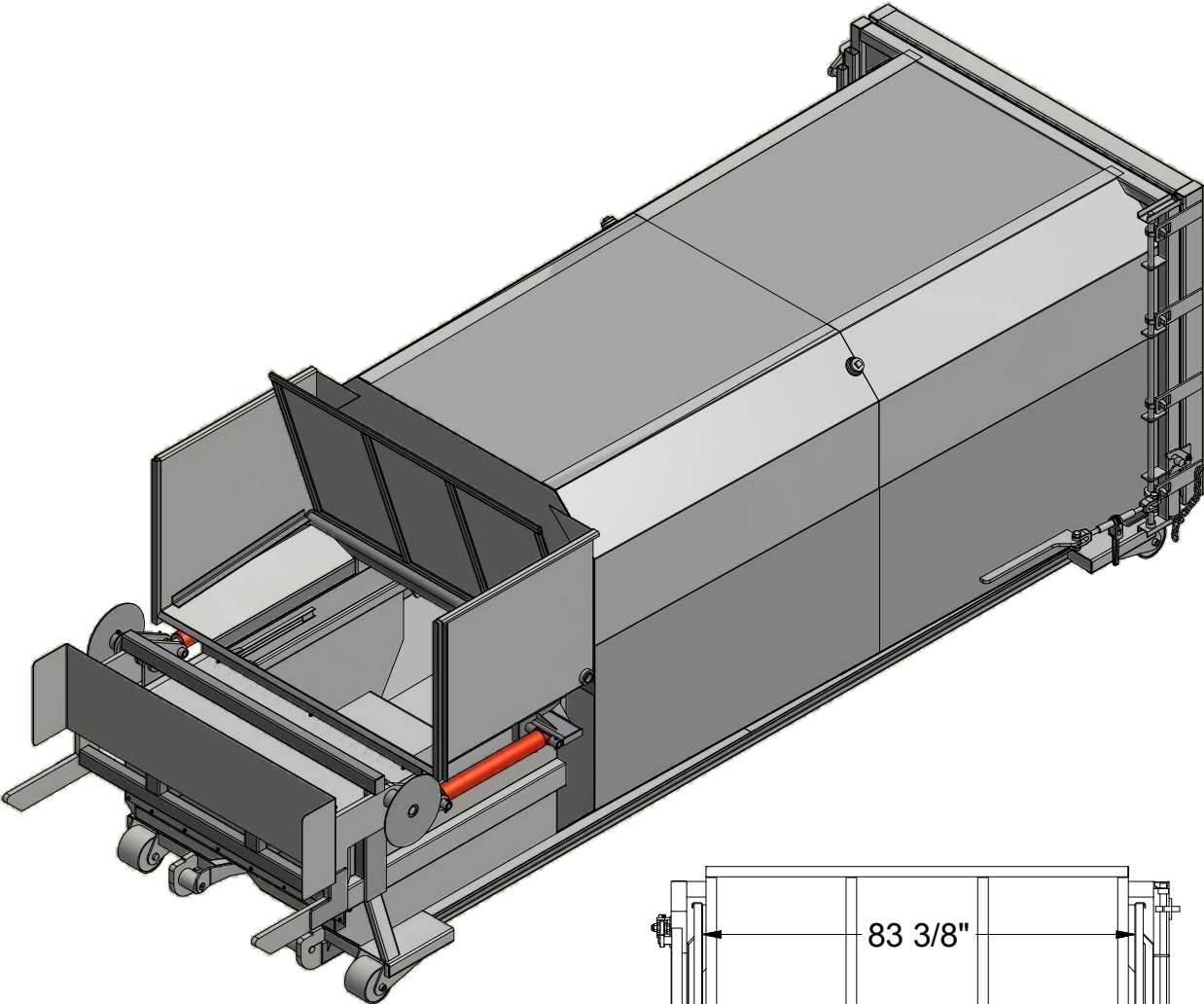
Colors shown are as accurate as printing allows. The actual color is subject to variation from the printed color sample. Color choices vary by plant location. Please contact your local sales representative for available colors. Custom colors are available upon request and are subject to an additional charge.



877.468.9278 · [sales@wastequip.com](mailto:sales@wastequip.com) · [www.wastequip.com](http://www.wastequip.com)

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WQP081-082015



UNLESS OTHERWISE SPECIFIED: UNITS ARE INCHES AND TOLERANCES:

Fractional:	Angular:
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REF.

DXF:

Job #:  
EN022774

Drawn By:  
gsavin

Revision:  
A

Date:  
2/23/2015

Revision Date:  
11/6/2012

© Wastequip, Inc. 2008

Weight:  
#

Scale:  
DO NOT SCALE DWG

Drawing Number:  
**3SA08207**

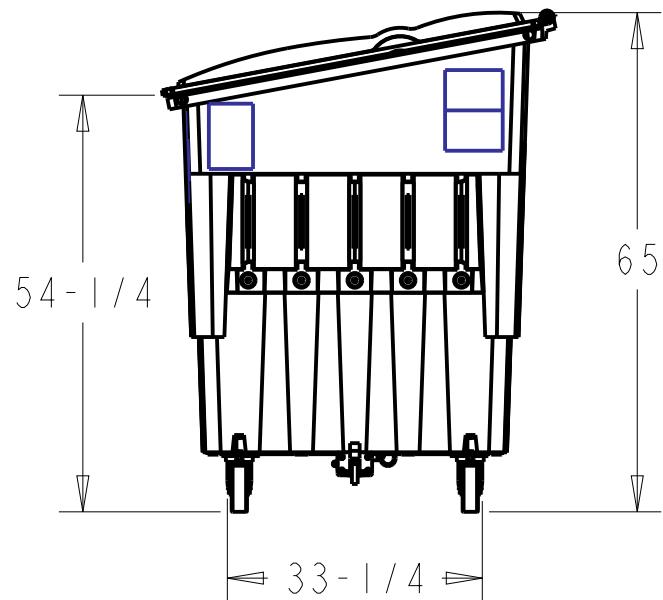
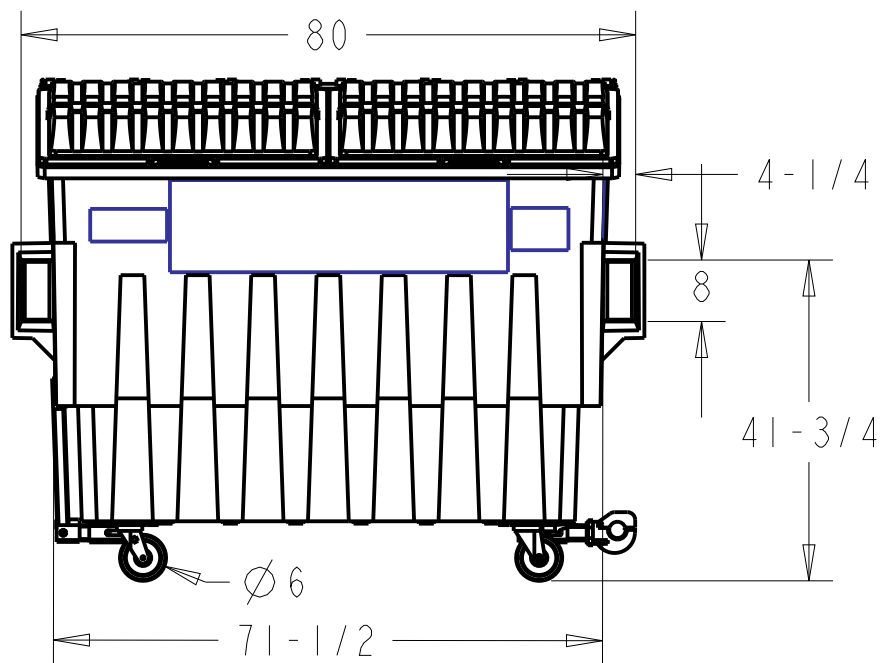
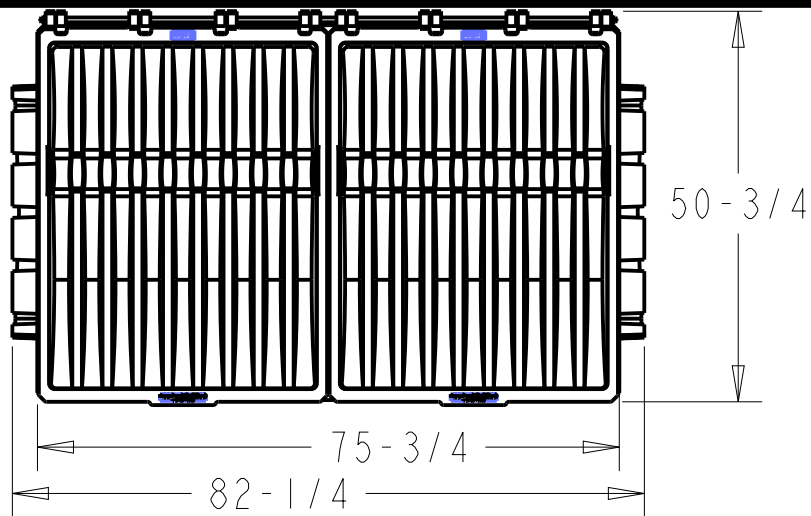
**265XP - 30 W/ INTEGRAL DUMPER AND  
HYDRO LID**

Sheet No.

Location ID:







LOAD RATING:	1500 lbs.	<b>TOTER</b> STATESVILLE, NC	
WHEEL TYPE:			
CASTER TYPE:	6" x 2" POLYUREATHANE TOWABLE GRADE	SCALE: 0.040	DATE: Oct-31-16
PART WEIGHT/CUBE:	361 lbs.	PART NO: FLT3P	
FEATURES:	Rugged Rim, Attached Hinged Lid		DRAWING NO. PS-3TOWP

TITLE:  
3 CU.YD FRONTLOAD CONTAINER  
--TOWABLE

**Madland Toyota-Lift**  
4485 Buck Owens Blvd  
Bakersfield, CA, 93308



<b>Company</b>	Madland Toyota-Lift	Madland Toyota-Lift	Madland Toyota-Lift
<b>Contact</b>	Sales Dept	Sales Dept	Sales Dept
<b>Phone</b>	661-449-9749	661-449-9749	661-449-9749
<b>State</b>	CA	CA	CA
<b>City</b>	Bakersfield	Bakersfield	Bakersfield
<b>Stock #</b>	11726	65100	62110
<b>Year</b>	2016	2017	2015
<b>Make</b>	Toyota	Toyota	Toyota
<b>Model</b>	8FG35U	8FGCU30	8FGCU30
<b>Subtype</b>	Pneumatic Tire 4 Wheel Sit Down	Cushion Tire 4 Wheel Sit Down (Indoor Warehouse)	Cushion Tire 4 Wheel Sit Down (Indoor Warehouse)
<b>Type</b>	-	-	-
<b>Capacity</b>	8000	6000	6000
<b>Fuel</b>	Dual Fuel	LP Gas	LP Gas
<b>Mast</b>	Three Stage	Three Stage	Three Stage
<b>Mast Height</b>	187	199	199
<b>Side Shifter</b>	Yes	Yes	Yes
<b>Serial #</b>	11726	65100	62110
<b>Condition</b>	Used	Used	Used
<b>Hours</b>	3043	8765	9483
<b>Description</b>	187 FSV, 4 WAY, SSFP	199 FSV, SS, FORKS	199 FSV, SS, FORKS
<b>Price</b>	\$62,995 USD	\$24,995 USD	\$25,995 USD



# 2023 Rates

Updated: 9/9/22 - JW, LC, JH

Members	2022	10%	2023 Final
Daily Non-Prime	\$39.00	\$42.90	\$42
Daily Prime	\$45.00	\$49.50	\$49
Daily Non-Prime Pull Thru	\$78.00	Pull Thru Rate is Doubled	\$84
Daily Prime Pull Thru	\$84.00	Pull Thru Rate is Doubled	\$98
700 sites	\$65.00	\$71.50	\$71
Snow Bird	\$675.00	\$742.50	\$742
Snow Bird Pull Thru	\$1,350.00	Pull Thru Rate is Doubled	\$1,484
Short Term Occupant	\$945.00	\$1,039.50	\$1,039
Monthly	\$547.00	Rate set June 2022 (15% increase)	\$630
Dues	\$236.00	Rate set June 2022 (20% Increase)	\$283
Non-Members	2022	10%	2023 Final
Daily Non-Prime	\$65.00	\$71.50	\$71
Daily Prime/Weekends	\$80.00	\$88.00	\$88
Daily Non-Prime Pull Thru	\$130.00	Pull Thru Rate is Doubled	\$142
Daily Prime Pull Thru	\$160.00	Pull Thru Rate is Doubled	\$176
700 sites	\$80.00	\$88.00	\$88
Weekly	\$405.00	\$649.00	\$443
Snowbird	\$1,125.00	\$1,237.50	\$1,237
<b>\$10 Monthly Mail Pick-up Fee</b>			

# 2023 Capital Budget - Proposed

Updated: 9/9/22 - JW, LC, JH

Capital Improvments	2019	2020	2021	2022	2023
Laundry Room ADA	\$2,500.00		\$0.00		
Pool Walkway ADA	\$2,500.00		\$0.00		
Men's Restroom Walkway ADA	\$2,500.00		\$0.00		
Clubhouse Handrails ADA	\$1,500.00		\$0.00		
Elevator/Lift ADA	\$90,000.00		\$0.00		
Planning Restroom Improvement	\$15,000.00		\$0.00		
Restroom/Elevator ADA		\$500,000.00	\$0.00		
Washing Machines		\$27,000.00	\$0.00		
Roads			\$0.00	\$50,000.00	
Landscaping			\$0.00	\$40,000.00	
IT-Computer Work Stations			\$0.00	\$25,000.00	<b>\$37,000.00</b>
<b>Totals:</b>	<b>\$114,000.00</b>	<b>\$527,000.00</b>	<b>\$0.00</b>	<b>\$115,000.00</b>	<b>\$37,000.00</b>



# 2023 Income Comparison - Proposed

Updated: 9/9/22 - JW, LC, JH

Income	2019	2020	2021	2022	2023
					8% or actual
Assessment Dues	\$180,255.00	\$197,750.00	\$189,000.00	\$206,500.00	<b>\$247,800.00</b>
Daily/Weekly Rents	\$325,000.00	\$357,500.00	\$317,000.00	\$460,000.00	<b>\$488,000.00</b>
Monthly Rents	\$231,840.00	\$274,560.00	\$243,432.00	\$262,560.00	<b>\$305,000.00</b>
Snowbird Rents	\$276,395.00	\$310,000.00	\$290,215.00	\$330,000.00	<b>\$302,400.00</b>
Laundry Room	\$23,500.00	\$25,000.00	\$19,000.00	\$25,000.00	<b>\$32,000.00</b>
Paid Parking	\$4,200.00	\$8,000.00	\$4,000.00	\$6,000.00	<b>\$9,000.00</b>
Mobile Home Rents	\$20,000.00	\$10,000.00	\$6,600.00	\$6,600.00	<b>\$0.00</b>
Transfer Fees	\$500.00	\$600.00	\$600.00	\$700.00	<b>\$700.00</b>
RV Storage Fees	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	<b>\$0.00</b>
Other	\$2,000.00	\$2,000.00	\$4,000.00	\$4,000.00	<b>\$0.00</b>
<b>Total Income</b>	<b>\$1,068,690.00</b>	<b>\$1,190,410.00</b>	<b>\$1,078,847.00</b>	<b>\$1,306,360.00</b>	<b>\$1,384,900.00</b>

# 2023 Expenses Comparison - Proposed

Updated: 9/9/22 - JW, LC, JH

Expense	2019	2020	2021	2022	2023
Business Promotional	\$6,000	\$8,000.00	\$8,000.00	\$8,000.00	<b>\$8,000.00</b>
Computer IT	\$27,000	\$30,000.00	\$30,000.00	\$35,000.00	<b>\$35,000.00</b>
Meetings/Events	\$5,400	\$5,600.00	\$5,600.00	\$6,000.00	<b>\$22,500.00</b>
Professional Development/Training	\$5,000	\$5,000.00	\$7,500.00	\$7,500.00	<b>\$8,000.00</b>
Professional Fees	\$60,500	\$60,500.00	\$60,000.00	\$75,000.00	<b>\$75,000.00</b>
Golf Carts	\$1,500	\$2,500.00	\$2,625.00	\$3,000.00	<b>\$10,000.00</b>
Auto Expense	\$3,000	\$3,000.00	\$3,400.00	\$4,000.00	<b>\$1,500.00</b>
Bank Fees & Charges	\$17,256	\$21,000.00	\$24,500.00	\$30,000.00	<b>\$25,000.00</b>
Taxes	\$80,300	\$80,300.00	\$80,000.00	\$87,000.00	<b>\$103,000.00</b>
Utilities	\$250,000	\$250,000.00	\$260,000.00	\$280,000.00	<b>\$305,000.00</b>
Insurance	\$63,000	\$63,000.00	\$50,000.00	\$55,000.00	<b>\$75,000.00</b>
Licenses & Permits	\$2,000	\$2,000.00	\$7,500.00	\$2,000.00	<b>\$2,000.00</b>
Payroll/HR	\$325,000	\$325,000.00	\$300,000.00	\$315,000.00	<b>\$350,000.00</b>
Repairs & Maintenance	\$38,850	\$50,000.00	\$35,000.00	\$35,000.00	<b>\$25,000.00</b>
Office	\$21,575	\$25,000.00	\$22,000.00	\$25,000.00	<b>\$35,000.00</b>
Supplies	\$8,000	\$8,000.00	\$10,000.00	\$12,000.00	<b>\$10,000.00</b>
Safety & Security	\$2,200	\$2,200.00	\$20,000.00	\$3,500.00	<b>\$2,000.00</b>
Misc/Other	\$10,000	\$10,000.00	\$10,000.00	\$10,000.00	<b>\$0.00</b>
Reserve	\$247,000	\$120,000.00	\$54,000.00	\$84,000.00	<b>\$120,000.00</b>
Capital Improvments	\$0.00	\$527,000.00	\$0.00	\$105,000.00	<b>\$33,000.00</b>
Construction Loan Payment	N/A	N/A	\$72,000.00	\$117,410.00	<b>\$117,410.00</b>
<b>Total Expenses</b>	<b>\$1,173,581.00</b>	<b>\$1,598,100.00</b>	<b>\$1,062,125.00</b>	<b>\$1,299,410.00</b>	<b>\$1,362,410.00</b>

## Rate Comparisons of Local Parks

Date :

9.7.2023

	Holiday RV Park	Le Sage Riviera	Pismo Sands RV	Pismo Coast Village	Costal Dunes	Pismo Creek
	Member & Non-Member	Non-Member	Non-Member	Member & Non-Member	Non-Member	Member
Non-Member Rates	2023 Rates	Prices vary based on lot size; taxes inc.	\$10 nightly for guaranteed lot placement	Additional \$10 for June 30 - July 4	Plus \$10 reservation and \$10 transaction fees per site	Member's guests \$69.01; member's adult children \$30.66; pets \$5.15 per pet, per
Non-Prime - Nightly	\$71	\$75 - \$969.7.2023	\$73 - \$779.7.2023	\$74 - \$789.7.2023	\$52 - \$549.7.2023	N/A
Prime - Nightly	\$88	\$83 - \$1049.7.2023	\$75 - \$799.7.2023	\$84 - \$919.7.2023	\$57 - \$609.7.2023	15.349.7.2023
Long Term-Monthly	\$1,237	\$1,500 - \$1,9879.7.2023	\$1,2259.7.2023	N/A	N/A	N/A
Member Rates	2023 Rates			Share prices estimated at \$40,000 or more; owning stock at PCV (reports to		Shares listed for \$14,000 - \$20,000
Non-Prime - Nightly	\$42	N/A	N/A	N/A	N/A	15.349.7.2023
Prime - Nightly	\$49	N/A	N/A	N/A	N/A	15.349.7.2023
SnowBird (7 months) - Monthly	\$742	N/A	N/A	N/A	N/A	N/A
Short Term (less than 7 months) - Monthly	\$1,039	N/A	N/A	N/A	N/A	N/A
Monthly	\$630	N/A	N/A	N/A	N/A	N/A
	\$10 Cancellation, Date Change and Refunds at PCV and LeSage; \$10 Early Check-in, Late Check-out and Vehicle Parking Fees at					





**Holiday RV Park**  
**100 S. Dolliver**  
**Pismo Beach, California 93449**  
**(805) 773-1121**

# **2023 Rules and Regulations for RVers**

## **1. Introduction**

Our Rules and Regulations have been developed as a basis for good relations within Holiday RV Park. Help us ensure that your stay is safe and comfortable by complying with the following rules and regulations while you stay at our Park.

The following Rules and Regulations are effective as of January 1, 2023 and are a part of your agreement with the Park for the RV Lot you have rented. As a guest of Holiday RV Park (HRVP), upon signing the registration packet, you and your guests automatically acknowledge receipt of and agree to abide by these Rules and Regulations. Thank you for your understanding and cooperation while enjoying our Park.

## **2. Use of Park and Facilities**

A. Cleanliness: Guests of the Park must keep site in clean, neat, and orderly fashion always.

B. Please observe our 5 MPH speed limit throughout the Park.

C. RVers have the right to use the Premises and Park facilities in compliance with and subject to these Rules and Regulations, the other provisions of the Park's tenancy documents (including the rental agreement or registration agreement and the Park's CC&Rs), and the Recreational Vehicle park Occupancy Law. RVer agrees that the enforcement of the Rules and Regulations and conditions of tenancy are a private matter between Park Management and each person individually. RVer agrees that he or she is not a third-party beneficiary of any other agreement between Owner/Park Management and any other person in this Park.

D. Registration:

(1) Upon arrival each Member or Guest must first check in and register at the Park office. Guests must show identification (driver's license), and/or confirmation of a valid reservation (for members of the general public).

(2) Reservations that are not registered by 5:00 p.m. are automatically cancelled, unless previous arrangements for late arrival have been made in advance.

(3) Check in time is 2:00 p.m.

(4) Checkout time is 12:00 noon.

(5) Members and Guests may request a late checkout time, with office approval, on a space available basis. A fee, as determined from time to time by Park Management (and posted in the Park's office), will be charged.

E. Reservations:

(1) Members may make reservations for themselves or their Guests by calling the Park at (805) 773-1121 (between 8:00 a.m. and 5:00 p.m.) up to six (6) months in advance of their arrival.

a) Members calling for reservations at least thirty (30) days in advance will be given reservation priority over reservation requests from Guests of the public.

b) Members reserving less than thirty (30) days in advance of arrival will not have such priority.

(2) Guests of the public may make reservations up to three (3) months in advance the scheduled arrival. All reservations for the public are based on space availability, with reservation priority given to Members as stated.

(3) Requests for a specific RV Lot or area may be given to Park Management when reservations are made but are not guaranteed.

(4) Reservations may be canceled only upon providing notice at least seven (7) days in advance of the scheduled arrival. Any Member who cancels a reservation without providing the required notice may be charged two (2) days against that Member's annual allotment of free days. For every day that a Member does not call to cancel, an additional day will be charged against his/her/its allotment of free days. Guests of the public who cancel a reservation without providing the required notice may be

charged one (1) day of their stay as a cancellation fee. Public reservations may not be honored if a guest does not notify the Park of a cancellation.

(5) Registered RVers wishing to extend their stay must notify the Park office at least seventy-two (72) hours in advance of the first day of the extension. Approval of such extension shall be subject to space availability.

(6) Prime days for the Park each year are as follows:

<u>Description</u>	<u>Date Range</u>	<u>Approx. # of Days</u>
New Year's Day	January 1	1 day
Easter Week	10-day period through Easter	10 days
Memorial Day Weekend	Friday - Monday	4 days
Car Show Weekend	TBD	3 days
Summer	July 1 - Labor Day	69 days
Clam Festival	TBD	3 days
Thanksgiving Week	Tuesday - Sunday	6 days
Christmas Week	December 23 - 31	9 days

F. General Rules Applicable to Occupancy:

(1) State law allows only one (1) RV per Lot. This means no more than one sleeping vehicle or accommodation per Lot. There are to be no more than six (6) occupants per Lot.

(2) Park facilities are for registered RVers and Guests only.

(3) The Park does not have a camp permit. Therefore, tents, camping, campfires (no wood burning open pits) and sleeping on the ground are not allowed. Tent trailers are acceptable.

(4) Members shall not sell their time or sublet their RVs.

(5) RVers who wish to stay more than twenty-one (21) days may be relocated, allowing the front half of the Park to remain available for RVers staying twenty-one (21) days or less.

(6) RV Lots in the 700's row will have a limit of a twenty-one (21)-day stay. The 700's row of Lots cannot be re-occupied by the same individual for at least fourteen (14) days thereafter. Members must use prime days to stay in the 700's row of Lots.

### 3. Park Personnel

A. The Association shall be represented by Park Management, including a manager, who can enforce the Rules and Regulations on behalf of the Association.

B. No security officers, security guards, or security personnel are provided with respect to the Park or any RV, other vehicle, or other personal property within the Park. The Park and its facilities are used by RVers, Members, and Guests at their own risk.

C. The Association and Park Management are not responsible for any injury, loss or damage to property, or any criminal acts which occur in the Park, and, to the extent permitted by law, RVer waives all claims against Association and/or Park Management related thereto.

D. The Park Management and its employees work under the exclusive direction and control of the Holiday RV Park Owners Association's Board of Directors ("Board") and NOT that of the Park's individual Members. The Park Management is the full time representative of the Board and is charged with, among other things, the responsibility of enforcing the rules set by the Board for the benefit of the Association as a collective body. All Members and other RVers in the Park are required to follow the direction of the Park Management in the discharge of its duties.

### 4. Community Status

A. Holiday RV Park is an all-age community with no minimum age requirements for RVers and their Guests.

B. The provisions of the Recreational Vehicle Park Occupancy Law apply to RVers, and the Park as set forth therein.

### 5. Members' Regulations

A. As of January 1, of each year, each Member has the right to free use of the Park for twenty-one (21) prime and twenty-one (21) non-prime days during the calendar year.

B. Dues and assessments must be kept current to ensure the right to use the Park. Members who are not current on dues and assessments may lose their privilege to use the Park and its facilities. A delinquency in payment of thirty (30) days will result in loss of all privileges, including loss of the ability (i) to use free prime and/or non-prime days, (ii) to rent an RV Lot in the Park at Member rates, and (iii) to be approved for a monthly rental agreement or a snowbird agreement. A delinquency of sixty (60) days will incur a

late fee, and Park Management will contact the Park's legal counsel. A delinquency of ninety (90) days or more will result in legal action.

C. Each Member who acquires an undivided ownership interest in the Park after January 1 will be entitled to the balance of unallotted prime and non-prime days for the calendar year.

D. There is no carryover of unused free prime or non-prime days into the next calendar year. Members must use it or lose it.

E. The Members of each undivided interest in the Park are those persons designated on each recorded deed. The first listed person on the grant deed and has the sole right and responsibility to vote, to pay dues, assessments, and other charges for use of the Park, and to receive statements, correspondence, and notices pertaining to the undivided ownership interest.

F. Additionally, the first listed person on the grant deed is financially responsible for not only dues and assessments, but for all other charges incurred by any of his or her guests, including charges for the use of prime and non-prime days in excess of the free allotment described in Section 5(A) above. All prime and non-prime day overages will be billed at the end of the year.

G. Rules Applicable to the Use of Prime Days:

(1) Members may not share or give away any portion of their allotment of free prime days. The use of free prime days allotted to a Member each year is limited to the Member and the members of his/her household.

(2) Requests to extend time on a reservation for additional days will be granted only on a space-available basis. Persons requesting time extensions may be asked to move to another Lot, no exceptions.

(3) Members may be permitted to reserve one (1) additional RV Lot for Guests during prime days, but only on a space-available basis and with the approval of Park Management. The Guest shall be responsible to pay the prevailing daily rental rate applicable to members of the public. All such Guests shall be advised that if they are depriving a Member of a space, they will be asked to leave. During prime days, a Member must stay in the Park with his/her/its Guest any time the Guest is registered.

(4) If a Member uses more than twenty-one (21) prime days in a calendar year, he/she/it must pay for the use of the extra prime days at the prevailing rental rate applicable to Members.

(5) Members who have used all their free allotted prime days for the year and are paying Members' rates will be asked to vacate the Park if necessary to ensure access to an RV Lot for a Member who is using his/her/its allotted free prime days. Members asked to leave will be picked on a first in, first out basis, as determined by receipt number and date.

H. Rules Applicable to the Use of Non-Prime Days:

(1) Members may not share or give away any portion of their allotment of free non-prime days. The use of free non-prime days allotted to a Member each year is limited to the Member and the members of his/her household.

(2) If a Member uses more than twenty-one (21) non-prime days in a calendar year, he/she/it must pay for the use of the extra non-prime days at the prevailing rental rate applicable to Members.

(3) Requests to extend a reservation for additional days may be granted only on a space-available basis. Persons requesting time extensions may be required to move to another Lot.

**6. Monthly Rentals**

A. RV Lots may be available for monthly rentals on a space-available basis. Monthly rates are for up to four (4) people. Monthly rentals are available to Association Members only.

B. The Park Management maintains a waiting list for Members who would like to apply for a monthly rental agreement. Only Members of the Association are eligible to get on the waiting list. Only one (1) Member per household (the first owner named in the deed) may be on the waiting list. Interested Members must contact the Park office and ask to be put on the waiting list. The Park's waiting list is the only way a Member may apply for a monthly rental agreement.

C. Monthly rental agreements are available by application only. Members must apply for a monthly rental agreement, submit all required information specified by the Park Management, be current on all dues and assessments, and be approved by the Park. There is no entitlement to a monthly rental agreement.

D. One monthly rental agreement per deed only.

E. The Park may not be used as a permanent residence.

F. Monthly tenants will be responsible for the upkeep of their RVs and their RV Lot.

G. Monthly rent is due and payable as provided in the rental agreement and will be late if not received by the 6<sup>th</sup> day after it is due.

H. Park Management has the discretion to assign up to forty (40) RV Lots as monthly rentals on a space-available basis.

I. The Park Management will decide the placement of monthly tenants in the Park.

J. In no event shall the term of occupancy exceed six (6) consecutive months. Park Management staff will notify each monthly tenant of their “deadline to move date.”

K. Upon the “deadline to move date,” the monthly tenants will be required to move out of their previously occupied RV Lot for a minimum of forty-eight (48) hours. Tenants must leave the Park for a period of at least forty-eight (48) hours and will be required to sign and return to the Park office a written 48-hour move out form to certify and acknowledge that they have complied with this requirement. Park Management will provide the appropriate form as part of the move out process.

L. Monthly rental rates are set by the Association’s Board of Directors.

M. Members may not use their free prime or non-prime Days (as defined in Section 5) to offset the RVer’s rental obligations under the monthly rental agreement.

## **7. Snowbirds**

A. Snowbird rental RV Lots may be available on a space-available basis. Snowbird rates are for up to four (4) people. Snowbird rentals may be available to Association Members and to non-members. Priority will be given to Members.

B. One snowbird per deed only.

C. Snowbird rental agreements are available by application only. Interested persons must apply for a snowbird agreement, submit all required information specified by the Park Management, and be approved by the Park. Members must be current on all dues and assessments. There is no entitlement to a snowbird agreement.

D. The use of snowbird season may not be used to increase the allocated number of year-round monthly Lots.

E. The Park may not be used as a permanent residence.

F. All snowbird occupants shall be responsible for the upkeep of their RVs and their RV Lot.

G. Snowbird season begins September 15<sup>th</sup> and ends April 15<sup>th</sup>.

H. The start of the snowbird rental agreement begins when payment is received, and the agreement is signed.

I. Park Management has the discretion to assign up to sixty (60) RV Lots as snowbird rentals on a space-available basis.

J. The Park Management will decide the placement of snowbirds in the Park.

K. In no event shall the term of a snowbird’s occupancy exceed seven (7) consecutive months. Park Management staff will notify each snowbird of their “deadline to move date.”

L. Upon the “deadline to move date,” snowbird occupants will be required to move out of their previously occupied RV Lot for a minimum of forty-eight (48) hours. All snowbird occupants must leave the Park for a period of at least forty-eight (48) hours and will be required to sign and return to the Park office a written 48-hour move out form to certify and acknowledge that they have complied with this requirement. Park Management will provide the appropriate form as part of the move out process.

M. Monthly snowbird rental rates are set by the Association’s Board of Directors.

N. Members may not use free prime or non-prime Days (as defined in Section 5) to offset the RVer’s rental obligations under the snowbird rental agreement.

## **8. Recreational Vehicle and Accessory Equipment Standards**

A. Recreational Vehicles: Only RVs as defined by Health and Safety Code Section 18010 are permitted to be placed on the RV Lot.

(1) Only one (1) RV may be placed on each RV Lot.

(2) The Park’s standard RV Lots will accommodate RVs with a maximum overall length of thirty-six (36) feet and a maximum width of one-hundred-two (102) inches, excluding slide-outs.

(3) The Park also has a limited number of pull-through and back-in Lots that will accommodate larger RVs (over thirty-six (36) feet in length). These may be available for an additional fee. RVers should contact the Park office for applicable charges and availability when making reservations.

(4) RV Lots numbered in the 100’s and 400’s sections will accommodate RVs up to thirty-six (36) feet in length. RV Lots in the 200’s and 300’s sections will accommodate RVs up to thirty-three (33) feet in length. RV Lots in the 700’s section and pull-through Lots are designated for RVs more than thirty-six (36) feet in length. Exceptions, at Park Management’s discretion, may be made based upon length of Lot and RV size.

(5) Placement of RVs shall be determined by Park Management. In no event shall an RV be located closer than six (6) feet from any building or other RV situated on an adjacent Lot.

(6) RVers are responsible to confirm that their RVs are suitable for the Park and will fit within an available RV Lot prior to their arrival at the Park.



(7) Park staff and equipment are available to assist in moving an RV. Applicable fees and charges will be set by Park Management and are available in the Park office.

(8) Park Management may instruct that an RV be moved due to special circumstances, such as a conflict in reservations. In that event, no charge will be imposed.

(9) All RVs within the Park must be properly licensed. All owners of RVs shall furnish to Park Management a copy of the registration for the RV immediately upon its siting at the Premises and annually thereafter, or if there is any change in the legal or registered ownership.

(10) No tents or tent-camping will be permitted.

(11) No vans or trucks not specifically equipped for sleeping will be permitted as overnight accommodations. Class-B motor homes and vans are acceptable overnight accommodations.

(12) Pick-up trucks with RV campers are permitted. However, campers may not be removed while inside the Park.

(13) Each RV entering the Park must either be in good condition and approved by Park Management. Park Management reserves the right to exclude from the Park any RV that is not in good working order.

(14) A certificate of insurance for the RV must be available to Park Management; the certificate of insurance should indicate coverage for the duration of RVer's stay in the Park.

B. Accessory Equipment and Structures: The installation by RVer of any accessory equipment and structures on the Premises is prohibited without prior Park Management approval.

(1) Exterior Items: Only patio items and plants are permitted outside of your RV. Only two (2) moveable sheds are permitted at the lot with a maximum size of fifty-two (52) cubic feet per shed. Indoor furniture is not permitted outside of your RV, no exceptions!

(2) Antennas and satellite dishes must be approved by Park Management prior to installation.

(3) Sunshades, Windscreens and Privacy Screens: Roll-up, aluminum wind screens or privacy enclosures are not to be used for storage of any items not otherwise permitted outside the RV.

(4) Clotheslines are not permitted on the Premises.

(5) Patio and Carport Awnings: RVers must have management approval and conform to city, county and state codes. All anchors must be removed upon vacating the Premises.

(6) Skirting is optional but must be neat and tidy in appearance if utilized.

D. Applicability of Title 25: RVers are reminded that the standards and requirements of Title 25 of the California Code of Regulations applicable to Special Occupancy Parks will apply to all RV Lots, including RVs, accessory equipment, and structures in the Park.

## **9. General Maintenance of Premises**

A. Premises: Each RVer is responsible for the maintenance and appearance of RVer's Premises and recreational vehicle. The Premises shall be kept free of weeds, litter, clutter, and debris always.

B. Landscaping: Any irrigation system must have prior written approval of Park Management.

(1) RVer is responsible for ensuring that water does not puddle or stand and drains away from the RVer's Recreational Vehicle into the street, but not onto other Lots or common areas. RVer may be required to correct improper drainage at RVer's expense, including, but not limited to, re-leveling, or otherwise adjusting the RV or repairing and/or replacing any improvements.

(2) When vacationing or absent for any other reason, it is the responsibility of the RVer to arrange for someone to water and to maintain the Premises.

(3) RVer must be careful when using water to maintain RVer's landscaping. To prevent the waste of water, nuisance to other RVers, or damage to the roadway, water must be conserved and not permitted to overflow into the Park's streets or onto the RV Lots of neighboring RVers.

C. Storage: Storage of anything beneath, behind or on the outside of the RV is prohibited. This includes, but is not limited to, storage of boxes, trunks, wood, pipe, bottles, tools, mops, ladders, paint cans or any item which is unsightly in appearance. However, items that are not prohibited in the Park may be neatly stored in up to 2 moveable sheds that are permitted in Section 8(B)(1) of these Rules.

D. Dangerous Materials: Anything which creates a threat to health and safety shall not be permitted on the Premises. No flammable, combustible, or explosive fluid, material, chemical or substances (except those customarily used for normal household

purposes which shall be properly stored within the RV and/or storage building) may be stored on the Premises and then only in quantities reasonably necessary for normal household purposes.

E. Utility Pedestals: The utility pedestals at sites (water and utility hookups) must be accessible always. RVer's sewer and water connections must be water-tight and air-tight. If one of the Park's water shut-off valves is located on RVer's Premises, it must be kept uncovered and accessible always. RVer shall not connect, except through existing electrical or natural gas outlets or water pipes on the Premises, any apparatus or device for the purposes of using electric current, natural gas or water.

F. Sewer System: No objects that resist water (including, but not limited to, facial tissue, disposable diapers, paper towels, tampons, cotton balls) may be flushed or otherwise deposited into the sewer system. Grease, coffee grounds, facial tissue, disposable diapers, and sanitary napkins or other inappropriate items shall not be placed in the sewer system.

(1) The Association and/or Park Management shall not be responsible for damage done to any RV because of the stoppage or backing up of the sewer system due to the placement in the sewer system of any prohibited material. RVer acknowledges that the placement of such prohibited material into the sewer system is difficult, if not impossible, to police. RVer, therefore, waives all claims for personal injury or property damage caused by a stoppage in the sewer line due to the placement of prohibited materials into the sewer system, by any persons, known or unknown.

(2) All wastewater, including gray water, must be disposed of by using wastewater connections as directed by Park Management.

G. Garbage and Trash Disposal: Garbage must be wrapped and, with other refuse, must be placed in plastic trash bags and kept inside the RV until deposited in the designated disposal bins. Sanitary and health laws must be obeyed always. Combustible, noxious, or hazardous materials should be removed from the Park and not placed in bins. Lids on the disposal bins are to be kept closed. At no time must bins be so loaded with landscaping and pruning matter or other materials as to render the disposal of garbage impossible by other RVers. Materials must not be left outside of the bins. Bringing trash from outside the Park to dump in the Park's disposal bins is not permitted. Construction debris and large items such as mattresses and appliances are not to be disposed of in the bins. Trash will be picked up periodically by the local refuse hauler.

H. Outdoor Décor and Signage: The Park exists for the use and enjoyment of Members, Guests, and their families. The erection or display of outdoor murals, signs, or banners is prohibited without the express prior approval of Park Management, which may be withheld in its sole discretion.

I. Advertisements: "Patio sales," "moving sales," and "yard sales" are expressly prohibited.

## **10. Entry Upon Premises of RVer**

A. Park Management shall have a right of entry upon the RV Lot or Premises for maintenance of utilities, for maintenance of the Premises where the RVer fails to maintain the Premises in accordance with the Rules and Regulations, and for the protection of the Park, at any reasonable time, but Park Management may not do so in a manner or at a time which would interfere with RVer's quiet enjoyment. Park Management may enter a recreational vehicle without the prior written consent of RVer in the case of an emergency or when RVer has abandoned the recreational vehicle.

## **11. Recreational Facilities**

All individuals and/or groups using the Park and its adjunct facilities hereby assume all liability for injuries to persons or property during the use of the respective facilities and agree to hold Park Management and Owner free and harmless from all liability imposed by law for the injury of people or damage to property.

The Park is not responsible for any supplies or equipment left on resort property or any other adjunct facilities after use has concluded and all participants have vacated the premises.

The Park reserves the right of full access to all recreational facilities, pools, spas, etc., to see that rules, regulations, and applicable law is not violated. The Park reserves the right to cancel any reservations without notice if the facility is needed by Park Management for business purposes, if repairs are required, or for any other reason.

A. Recreational facilities are provided for the exclusive use of RVers and their accompanied Guests.

B. Hours for the recreational facilities and additional rules and regulations governing the use of the recreational facilities are posted in and about the facilities and are incorporated into these Rules and Regulations by reference.

C. No drinking of alcoholic beverages is allowed in or around the recreation area or building, except at special functions approved in advance by Park Management. If alcoholic beverages are to be consumed, a liability insurance binder may be required. No glassware or soft drink bottles may be taken into the recreation areas.

D. No gambling will be permitted at any time. However, bingo may be allowed with prior written approval given by Park Management and if bingo games are conducted in compliance with applicable law.

E. No RVer may have more than two (2) Guests at any time in the recreational facilities unless permission is granted by Park Management.

- F. Smoking is not permitted in the clubhouse and other enclosed areas of the Park's common facilities.
- G. Recreational facilities and swimming pool rules may be changed or revised upon sixty (60) days' notice to RVer.
- H. Park Management shall not be responsible for loss, theft, or damage of personal property left unattended at the Pool or recreational facilities.

I. An RVer wishing to reserve the clubhouse or rooms in the clubhouse for private parties, meetings or other functions must apply by planning with Park Management two (2) weeks in advance, if possible. Should the date not conflict with any other applications, social events or planned use of the facilities, and upon approval by the Park Management, the request will be granted. During such a scheduled event or party, the clubhouse facilities will be open to other RVers and their guests.

J. There will be no charge for the use of the clubhouse. The facility shall be cleaned immediately after the event or party. All others using the facilities shall be responsible for normal cleanup and required to pay for damages that may occur. All such functions must be carried on in full compliance with these Rules and Regulations and the other residency documents of the Park. RVer will, therefore, be required to provide Park Management with information relating to the function so that Park Management may evaluate the function.

## **12. Swimming Pool Rules**

- A. Persons using the pool must do so at their own risk. There is no lifeguard on duty.
- B. All persons must shower before using the pool or spa pool.
- C. It is recommended, for safety concerns, that persons under fourteen (14) years of age should not use the swimming pool or spa pool unless accompanied by an adult.
- D. Guests are not permitted to use the swimming pool unless accompanied by a Member or other registered RVer. No more than two (2) Guests per RV Lot are allowed in the pool or spa area at any one time without prior permission from Management.
- E. All persons who are incontinent or who are not "potty trained" are not permitted in the pool.
- F. Smoking and alcoholic beverages are prohibited in the swimming pool, spa pool, or the areas surrounding them.
- G. For protection of deck furniture, please place towels over chairs when using suntan oil, creams, or lotions. No person may enter the swimming pool or spa pool with suntan oil or suntan products on her/his body.
- H. Shoes or sandals must be worn to and from the pool area.
- I. Park Management reserves the right to limit the use of the pool at any time and to restrict use of the pool by anyone. RVers are responsible for the conduct of their guests.
- J. No glass containers of any kind are permitted in the pool area.
- K. Pools hours and additional pool rules are posted in the pool area and are incorporated herein by this reference.

## **13. Restroom and Shower Facilities**

- A. Restrooms and showers are provided for the exclusive use of registered RVers and their accompanied Guests. These facilities are available for showering before and/or after using the swimming pool or as a restroom for persons using the laundry room or swimming pool. At all other times, RVer is to use the bathroom(s) located in RVer's RV.
- B. The Park restrooms and shower facilities are secured by a combination lock. RVers will be provided with an access code upon check-in. RVers must close the access door(s) to the rest room and shower facilities after use.
- C. All RVs must be fully self-contained. The on-site bathrooms are closed every day from 1:00 - 3:00 p.m. for cleaning and no bathroom facilities will be available during that time.

## **14. Laundry Facilities**

- A. Laundry hours are posted. These facilities will be closed from time to time at Park Management's discretion for cleaning and repairs.
- B. Washers, dryers, and all other laundry facilities are to be cleaned by RVer, inside and out, immediately after use. Clothes are to be removed from dryers as soon as they are dry. Dyeing may not be done in the washers. The laundry is to be left in a clean, neat, and orderly condition. Pet laundry may not be done in the washers.

## **15. Parking**

- A. Not more than two (2) vehicles (other than the RV) may be parked on RVer's Premises, and all excess vehicles must be parked outside of the Park unless alternative arrangements are approved by Management.

(1) On a space-available basis, Management may assign additional parking spaces for ten dollars (\$10.00) per vehicle. Rates are subject to change without notice. Paid parking spaces are not allowed for RVs or commercial vehicles/trailers. Parking spaces may not be reserved prior to arrival at the Park. No Member free days may be used for any parking spaces.

(2) No paid parking of vehicles will be permitted in RV Lots during prime days unless alternative arrangements are approved by Management.

B. Parking is permitted only in designated areas.

C. Each vehicle belonging to RVer must be registered with Park Management.

D. No parking is permitted on the streets of the Park. Unless otherwise posted or permitted by these Rules and Regulations, no parking, including the parking of Recreational Vehicles, is permitted on the streets of the Park, except for the purpose of loading and unloading and only during the hours from 7:00 a.m. to 9:00 p.m. Vehicles belonging to repairman, delivery persons, health care personnel or Park employees may be parked for short periods of time on the street immediately adjoining the Premises where repairs are being performed or where services are being provided.

E. Vehicles parked on RVer's Premises may only be parked on the driveway and not on any other areas of the Premises. Parking is not permitted on vacant Premises or landscaped areas.

F. Guests may only park in designated guest parking spaces, on the host RVer's Premises, or on the street outside of the Park. RVers may not park in the guest parking area.

G. Any vehicle parked in violation of these Rules and Regulations or in violation of signs posted throughout the Park may be towed from the Park at the expense of the vehicle's owner without further notice.

H. Other than the RV located on the Premises, sleeping in vehicles is prohibited.

I. No automobile may be "stored" on the Premises. "Storage" shall include, but not be limited to, the parking of an inoperative vehicle for a period exceeding two (2) weeks, the parking of an operative vehicle that is not used for a period exceeding four (4) weeks or the parking of more than one vehicle to sell those vehicles as part of a commercial activity. However, RVers may leave their vehicle in their parking space when on vacation, so long as the RVer informs Park Management of the dates of the vacation.

J. A small boat and trailer or small utility trailer may be stored on the Premises with prior written approval from management. Management reserves the right to determine the size, appearance and placement of a boat or utility trailer.

K. All vehicles within the Park must have current vehicle license plates and current vehicle registration stickers affixed and clearly legible always.

L. Other than approved recreational vehicles, no buses, boats, trailers, or other similar vehicles that are not self-propelled may be parked on RVer's Premises at any time. All such prohibited vehicles and conveyances shall be parked outside of the Park always. No such prohibited vehicles belonging to a Guest may be parked on the host RVer's Lot or otherwise stationed within the Park at any time.

M. Any vehicle parked in any fire lane, blocking trash dumpsters, or driveways, or any exit or entranceway is subject to towing at vehicle owner's expense without further notice.

N. No vehicle may be kept on jacks, blocks, axel stands or otherwise elevated except for simple and expedient changing of flat tires to allow vehicle to be safely operated. Any violation will result in immediate towing of the offending vehicle from the Park at vehicle owner's expense.

O. Park and Park Management are not responsible for theft, vandalism, or damage to the vehicles of RVer or their guests.

P. RVer and guests are further responsible for obeying all posted regulations and restrictions, which are incorporated herein by reference.

## **16. Motor Vehicles and Bicycles**

A. No vehicle leaking oil, or any other substances or fluids shall be allowed in the Park. Any car dripping oil or gasoline must be repaired immediately.

B. No maintenance, repair, or other work of any kind on any vehicle, boat or recreational vehicle may be done on the Premises without Park Management's consent. This includes, but is not limited to, the changing of oil.

C. Washing of vehicles, other than light sponge and pail cleaning, is prohibited within the Park. RVers and their Guests are encouraged to use off-site vehicle-washing facilities to both conserve Park water and to avoid annoyance and potential damage or inconvenience to neighboring RVers and Guests from spraying and/or flowing water.

D. For the safety of all persons within the Park, no vehicle may be driven in an unsafe manner. All traffic signs must be obeyed. The speed limit in the Park is five (5) miles per hour (5 mph). Continued failure to cooperate with Rules and Regulations related to motor vehicles, their safe operation and parking within the Park may result in the loss of their parking space and/or be considered cause for eviction.

E. Pedestrians and bicycles shall be given the right-of-way.

F. No vehicle may be operated in the Park by any person who is not properly licensed. All vehicles operated within the Park must be registered and licensed for street usage.

- G. Dune buggies, mopeds, dirt bikes, off-road vehicles and all-terrain vehicles may not be operated inside the Park.
- H. Bicycles may only be driven on the roadways and not on sidewalks, grass, vacant Premises, or any other paved area. Bicycles must obey the same traffic regulations as cars. Helmets must be worn in compliance with the California Child Safety Law.
- I. If driven at night or at dusk, bicycles must be equipped with a light on the front and a reflector in the rear.
- J. Vehicles operated in the Park must be properly licensed with current vehicle license plates and registration stickers affixed and legible.
- K. Failure to observe these Rules will result in the offending vehicle being removed from the premises at vehicle owner's expense.

## **17. Conduct**

- A. Actions by any person of any nature which may be dangerous or may create a health and safety problem or disturb others are not permitted. This includes, but is not limited to, any unusual, disturbing, or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, or rude, boisterous, objectionable, or abusive language or conduct. The use or display of any weapon, including, but not limited to, a bow and arrow, BB guns, knives, swords, batons, fireworks, explosives, mace, pepper spray, electric "tasers" and guns is expressly forbidden. Persons under the influence of alcohol or any other substance shall not be permitted in any common area or other area of the Park which is generally open to RVers and their guests.
- B. Quiet hours are from 10:00 p.m. to 8:00 a.m.
- C. RVers and their Guests shall not encroach or trespass on any other person's Premises or upon any area which is not open for general use by RVers and their Guests. All Park property which is not for the use of RVers and their Guests, including, but not limited to, electric, water and sewer connections and other equipment connected with utility services and tools and equipment of Park Management, shall not be used, tampered with, or interfered with in any way by RVer.
- D. RVers must avoid littering and leaving unconsumed food out in the open.
- E. Except for commercially manufactured charcoal or propane barbecues or propane fire pits, or other appliances installed in RVer's RV, no fires are permitted on the Premises. No wood-burning fires are allowed under any circumstances.
- F. Registered RVers are responsible for the actions and conduct of RVer and all other occupants of RVer's RV and for the actions and conduct of RVer's Guests and invitees. Such responsibility shall include, but not be limited to, financial responsibility for any breakage, destruction, or vandalism of the Park's recreational facilities and common areas.
- G. The Premises and RVer's recreational vehicle shall be used only for private recreational purposes, and no business or commercial activity of any nature shall be conducted thereon. This prohibition applies to any commercial or business activity, including, but not limited to, the following:
  - (1) Any activity requiring the issuance of a business license or permit by any governmental agency.
  - (2) The leasing, subleasing, sale, or exchange of recreational vehicles.
- H. Park-owned chairs and other equipment are not to be removed from their original location.
- I. RVers are responsible for the actions and conduct of all other occupants of RVer's recreational vehicle and for the actions and conduct of RVer's Guests and invitees. Children are also subject to the Park's Guest policies. Children's behavior must be reasonable and non-destructive. Children are not allowed to enter upon or play on any other RVer's Premises without the express permission of that other RVer. Children may not enter or play upon vacant Lots at any time. Children in the Park must be supervised by a responsible adult always.
- J. Violations of these rules of conduct may be noted and entered into Management's files for the involved RVer(s).
- K. Management reserves the right to ask Members and other RVers to vacate the Park immediately for disruptive or disturbing behavior in violation of these Rules.

## **18. Insurance**

- A. Park does not carry public liability or property damage insurance to compensate RVer, RVer's Guest or any other person from any loss, damage, or injury except those resulting from actions where Park would be legally liable for such loss, damage, or injury. RVer is responsible for obtaining, at RVer's own cost, extended coverage for RV, fire and other casualty insurance on the recreational vehicle, other improvements and contents to the full insurable value and such other insurance as is necessary to protect RVer, RVer's Guest or others from loss or liability, and RVer hereby agrees to indemnify and hold harmless Owner and Park from any liability thereof. Insurance to also cover debris removal.
- B. Snowbird and Monthly Tenancies: Evidence of insurance is required upon application for tenancy at the Park.

## **19. Pets**

A. All pets outside of RVs must be kept on leashes (maximum of six (6) feet in length) always. All pets are to be kept inside at night and are never to be left unattended. Two (2) well-mannered pets are allowed per site. Pet licenses and/or rabies certificates must be current. All guests are responsible for cleaning up after their pets, or they risk eviction and forfeiture of time or monies, no refund. Bags are available throughout the Park for use to clean up after your pet.

- (1) The types of pets permitted are a domesticated bird, cat, dog, or aquatic animal kept within an aquarium.
- (2) Non-house pets (including farm animals) are prohibited under any circumstances.
- (3) Your neighbors' Lots are NOT FOR PETS to walk through and/or relieve themselves.
- (4) We reserve the right to ask you to leave the Park immediately if your pet is a nuisance or is disturbing other guests.
- (5) Pets are not allowed in the showers, rest rooms, pool area, laundry room, or clubhouse.
- (6) Other than guide dogs, signal dogs and other service dogs as defined by Civil Code § 54.1, pets will not be allowed in the clubhouse or any recreational area at any time.
- (7) Fines imposed for failure to comply with the Rules and Regulations of the Association must be paid immediately. Park privileges will be suspended until the fines are paid in full.
- (8) No exterior pet housing is permitted in the Park. This includes, but is not limited to, any type of confining barricade or structure.
- (9) The tying up of pets outside the RV and leaving them unattended is prohibited.

## **20. Renting, Subletting or Assignment**

RVer shall not sublease, rent, or assign RVer's recreational vehicle, the Premises, or any rights or interest that RVer may have under RVer's registration agreement or rental agreement.

## **21. Solicitation**

Throw-away newspapers, distribution of handbills, notices, or advertisements, and door-to-door selling, or solicitation are not permitted without Park Management's consent. All salespeople must make individual appointments with the RVer concerned or interested.

## **22. Park Office and Complaints**

A. Except in an emergency, please do not telephone or contact Park Management after normal business hours. The Park's office phone is for business and emergency use only. The after-hours emergency phone number is (805) 423-9494.

- (1) Except for emergencies, all complaints must be in writing and signed by the person making the complaint.
- (2) All community business is conducted during posted office hours.
- (3) RVer shall not request maintenance personnel to perform jobs for RVer, nor shall RVer give instructions to maintenance personnel. All repair or maintenance requests shall be submitted in writing to Park Management.

## **23. Revision of Rules**

The Association's Board of Directors reserves the right to add to, delete, amend, and revise these Rules and Regulations from time to time, as well as additional rules and regulations and hours posted in and about the Park Facilities.





# Complete Clean. Healthy Results.

**KAIVAC® NO-TOUCH CLEANING® SYSTEMS**



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# KAIVAC NO-TOUCH CLEANING® SYSTEMS

When it comes to restrooms and other heavily soiled areas, nothing beats Spray-and-Vac cleaning. Kaivac's No-Touch Cleaning® systems are built for extreme soil removal, empowering workers to clean hygienically without touching contaminated surfaces. Plus, it cuts labor, chemical, and equipment costs.

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Designed for smaller facilities and budgets.

**COMPACT**



## KaiVac® 1750

Fits a wide range of facilities.

**MID-SIZE**



## KaiVac® 2750

Ideal for super-sized cleaning needs.

**LARGEST CAPACITY**



See [kaivac.com](http://kaivac.com) for more information and complete specifications.



SCAN ME

Kaivac has developed a number of add-on accessories that allow you to clean just about any surface or area throughout your facility. These versatile accessories not only improve productivity and expand cleaning capabilities, but they can also stretch your budget by eliminating the need for additional equipment.

KAIVAC® NO-TOUCH CLEANING® SYSTEMS

# FOR RESTROOMS AND BEYOND

Hygienically remove soil, germs, and other indoor pollutants that traditional cleaning tools like mops and wipes leave behind. Kaivac's multipurpose No-Touch Cleaning® systems are built to tackle just about any surface and space in any facility type, reducing the risk of disease-causing organisms throughout the building.

Just use the low-pressure fan spray, apply the cleaning solution to the fixtures and the floors and then rinse with clean water from the water tank, and... DONE. It's truly that simple. The powerful, onboard indoor pressure washer flushes out grout lines and tight places that mops can't reach. Finally, just vacuum the floor dry — completely removing water and contaminants from all surfaces, leaving the floor virtually dry and soil free.

Kind of a no-brainer, right?

SEE THE NO-TOUCH  
CLEANING SYSTEM  
IN ACTION



SCAN ME

## FEATURES + BENEFITS

- + Clean virtually any surface throughout the building.
- + Removes more than 99.9% of targeted bacteria when used with plain tap water only.
- + Clean in one-third the time of conventional cleaning methods — reducing labor costs and restroom closure time.
- + Up to 60x more efficient in removing bacteria from grout lines than mopping.
- + Improve equipment cost efficiencies with a multipurpose system vs. multiple single purpose tools.
- + All No-Touch models offer battery and corded versions.
- + Certified by the National Floor Safety Institute (NFSI) for providing high traction.



## KaiVac® 1750

Perfect for a wide range of facilities.

### MID-SIZE

Our most-popular system combines ample capacity, space efficiency and a compelling price to deliver exceptional value and a quick return on investment.

**Dimensions** 40" x 28" x 22" (H x L x W)

**Capacity** 17 Gallon / 64.35 L

#### LONG-RANGE SPRAY LINE

Reaches great lengths while the system remains parked.

#### 500 PSI PUMP

Apply cleaning solutions and fresh water rinsing with powerful pump pressure.

#### POWERFUL VACUUM MOTOR

Unmatched soil and liquid removal leaves area dry and ready for use.

#### HEPA FILTER

Traps harmful indoor pollutants to improve indoor air quality

\*Not available on KaiVac® 1250

#### VACUUM WAND WITH GROUT BRUSH

Sturdy, one-piece wand made of aircraft aluminum with high-performance Squeegee Blades for maximum extraction.

#### KAITUTOR™ ONBOARD TRAINING (NOT SHOWN)

Video training system leads the operator through the cleaning process.

#### LONG-RANGE VACUUM HOSE

Allows the vacuum to reach near and far, cleaning large areas efficiently and completely.

#### SEPARATE VACUUM AND FRESH WATER TANKS

Ensures you always clean with fresh water.

#### FAST-SWAP BLACK BOX

Engine compartment is easily removable for quick repair or exchange.

Protected by multiple US patents. Multiple patents pending.

All Kaivac No-Touch Cleaning® Systems feature the components shown here.

### FLEXIBLE POWER OPTIONS AVAILABLE



#### POWER CORD

Allows the user to cover extensive areas by unwrapping length of power cord as needed.



#### LITHIUM-ION BATTERY

Allows free and quick movement at any time of the day throughout the facility.





## KaiVac® 1250

Designed for smaller facilities and budgets.

### COMPACT

This smaller system with its 12 gallon fresh water capacity, delivers the same cleaning power that KaiVac is known for.

Ideal for elementary schools, hospitals and clinics, nursing homes, restaurants, retail, office buildings and more.

**Dimensions** 38" × 22" × 20" (H x L x W)

**Capacity** 12 Gallon / 45.42 L



## KaiVac® 2750

Ideal for super-sized cleaning needs.

### LARGEST CAPACITY

This large-capacity, highly maneuverable system delivers superb cleaning power for your super-sized cleaning needs.

Ideal for large facilities, such as airports, stadiums, factories, convention centers, warehouses, large hospitals, and more.

**Dimensions** 48" × 33" × 23" (H x L x W)

**Capacity** 27 Gallon / 102.2 L

See [kaivac.com](http://kaivac.com) for more information and complete specifications.

# KAIVAC®

Home (<https://www.smsofva.com/Catalog/>)

▸ Cleaning Equipment (<https://www.smsofva.com/Catalog/Category/JMTEQU/Cleaning-Equipment/>)

▸ Specialty (<https://www.smsofva.com/Catalog/Items/JMTEQS/Cleaning-Equipment/Specialty/>)

## KaiVac® 1250 Compact No-Touch Cleaning System



### Item # KV1250

- A compact cleaning machine that's able to be easily transported or stored when space is limited.
- Solution tank: 11.3 Gal.; Vacuum tank: 9.3 Gal.
- Method of dumping: Dump hose; Dump hose: 26" long; Toilet dumping: Yes
- Vacuum motor lift: 130"; Vacuum CFM: 112 cfm; Pump system: 500 PSI
- Hard rubber tires: 5"; Casters: (2) 4"; Blow hose: 33'
- Removable engine compartment: Yes, black box technology
- HEPA blow feature: 300 mph; HEPA filtered exhaust: Yes, replaceable
- Volts: 110V - 60 Hz; Amps: 14.5; Electric cord: 25' GFCI

ea

MANUFACTURERS ITEM #KV1250

**\$5,002.36/EACH**

Quantity:

1

EACH

**+ ADD TO CART**



## KaiVac[R] 1250 No-Touch Cleaning[TM] System - 500 PSI

SKU #: 214876    CATALOG #: 2686-1740

\$4,823.10

-	1	+
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ADD TO CART

FINANCING STARTS AT **\$99/month**

ADD TO FAVORITES

### Details

12 gallon water tank. Flow Rate: .75 GPM. Spray Time: 16 minutes. Vac Tank: 8 Gal. The KaiVac 1200 series are the smallest No-Touch Cleaning systems yet, they deliver the same industrial strength capabilities as our other systems. Perfect for smaller jobs or facilities, the 1200 series is compact, lightweight and easy to maneuver. In fact, it's able to fit on many standard janitors' carts.

### More Information





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# RV PowerGate



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**Price: \$29.95**

Quantity

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**Catalog Number: RVPOWERGATE**

Prevents simultaneous use of 50A and 30A plugs

- Can be secured to existing pedestal
- Fits most pedestals with 50A/30A/20A orientation
- Comes with tamper-resistant screw
- Easy installation
- Made of high-impact and UV-resistant plastic
- Free replacement if vandalized
- Patent-pending
- Made in USA