



Volume 27, No. 2

www.lakeforestpoa.org

February 2017

# Presidents Comments

## It's all Business

Submitted by:  
**Steve Sasser**  
LFPOA President



**Steve Sasser**

We've got one month in the books for 2017 and so far it is going well. Dale Snellman, our new General Manager, is doing an outstanding job keeping us on track. He's been putting in long hours in the office and at the Yacht Club making some tweaks and implementing policies to make us run more efficiently.

Lake Forest looks a little different than it did a few years ago. Some big changes have just recently happened. The new signage at our entrances and our directional signs look great. Braxton's Land-cape is doing an outstanding job cleaning up and keeping up our common areas and entrances. With our Swim and Racquet pool being renovated in 2015 and the Montclair pool in 2016 has made a huge impact on the appearance of our neighborhood. I've heard the comment several times that some of our long time residents have seen more improvements in our property in the

past couple of years than they've seen the entire time they've lived here at Lake Forest. It's true; and we're just getting started.

Right now, we're seeing the fruits of labor from prior Board of Directors. It started in 2010 with a board that was fed up with our incompetent and arguably corrupt management. They brought on Vision Golf Management and started making changes in Board of Director policies to be able to set Lake Forest up to not only survive, but to thrive. It has been an uphill battle on two fronts. For one, Lake Forest was drowning in debt with very little to no improvement made to our amenities. Secondly, low dues attracted homeowners that were not interested in improving or maintaining

amenities, just the low cost of living. Since 2010, we've paid off over \$500,000 in debt. We've invested over \$1,000,000 in much needed capital improvements. We've put over \$200,000 in a reserve account, and we're getting our dues set to a point that we can maintain or replace what we've got.

This year we plan on renovating the Ridgewood pool after the swim season. We haven't quite started on the design though. We've had bigger fish to fry. For the past year, our Strategic Planning Committee, comprised of Victoria Phelps, chair, Mary Ann Hampton and myself, has been consulting with HMR engineering about master planning for a new community center to replace the 19th Hole. Our goal is to have a presentation ready by our annual meeting in March with some conceptual drawings and some cost estimates. Right now we're not even close enough to speculate, but it will be in the millions. To build it, we'll have to borrow the money. Borrowing that kind of money is something that our bylaws prohibit without a vote of the

membership. Our hope is for our membership to get involved in this process, gain some understanding of our current finances, and be able to make an informed decision about whether we want to move forward with this. The only thing certain about our current 19th Hole, is that it is living on borrowed time. We have an engineering survey of the building done in 2015 that says that building has serious structural issues and that it has a 3 to 5 year life expectancy. We're two years into that 3 to 5 years.

The Yacht Club also had an engineering survey done in 2015 that says it has about a 10 year life expectancy. We've got a lot to consider as residents of Lake Forest about our future. I can't over-state the importance of our membership getting involved. Please come to your stated board meetings. Ask some questions and give us some feedback. It is just as much your neighborhood as it is mine.

Back to the ground work that has been put in place over the years to be able to make these improvements possible. We're going to have proposed covenant amendments to vote on at the annual meeting. Largely, thanks to the hard work and long

hours put in by Mary Ann Hampton and Patrick Collins, our board attorney. We were able to come to a compromise via a lawsuit with the developer of Lake Forest, Friday Construction, to amend the covenants that were written in the early 1970's. They use to require 85% of the entire membership to vote to amend the covenants. As of late 2015, early 2016, they now require a 2/3's vote of the membership quorum present or by ballot. We have many concerned residents wanting us to improve, update and enforce the covenants pertaining to architectural standards and policies. Now is our opportunity to effect change. It will only happen with membership participation. I'm paraphrasing, but our bylaws spell out that 5% of our membership is required for a quorum. Estimating we have 3,100 residents, that means 155 residents must vote and 104 must vote affirmatively for the vote to carry. Out of 3,100 homeowners, that doesn't sound like much, but for the past few years no more than 25 residents have shown up for the annual meetings.

So, we're going to shake it up a bit. We'll have our annual meeting on Monday, March 20th at the Yacht Club. We've got some business to

do, including some presentations and reports. Hopefully, we'll hear from you, the membership then we can vote on proposed covenant amendments and possibly moving forward with a new community center. Then we'll adjourn the meeting and simply enjoy each other's company for a while. We'll provide beer, wine, some hors d'oeuvres and some musical entertainment. Mark your calendar and make plans to be there.

We won't have an election of directors this year. In September, we posted notice of a bylaw amendment to Article VI, section 6.1. In December, we voted to amend that bylaw to reduce the number of directors from 9 to 7. Our change to 7 directors will allow us to have a quorum with 4 directors, and 4 votes will carry a motion.

Again, I encourage you to come to our stated meetings. Like and follow our Facebook page [www.facebook.com/lakeforestdaphne](http://www.facebook.com/lakeforestdaphne). Our current website is [www.lakeforestpoa.org](http://www.lakeforestpoa.org), but we have a new one on the way! If you're not getting weekly E-news, please contact Missy at the office at 251-626-0788. We've got a lot of stuff going on and you need to be engaged.



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## Inside Lake Forester

**General Managers Report, Page 2**

**Lake Forest Ladies Golf Association, Page 5**

**Christmas Decorating Committee, Page 6**

**Christmas Decorating Contest Winners, Page 9**

**Tennis News, Page 10**

# Notice to all residents:

Please see below for the proposed covenant amendment for your consideration to be voted on at the Annual Meeting. The Annual Meeting will be on Monday, March 20, 2017, at 7:00 p.m. at the Lake Forest Yacht Club. All property owners in good standing are encouraged to attend.

## Proposed Covenant Amendment:

The Board of Directors of the Lake Forest Property Owners Association, Inc. is hereby empowered to promulgate and enforce general Architectural Guidelines and Standards for the properties within the planned unit development known as Lake Forest. Those Guidelines and Standards shall include, but are not limited to, a description of potential sanctions for violations of the Covenants (the Declarations of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges), or the Architectural Guidelines and Standards.

“Sanctions” shall mean the imposition of reasonable monetary fines, suspension of the right to vote and/or the right to use the Common Area, together with interest, costs, and reasonable attorney’s fees, including appellate attorney’s fees and costs, for Violations. The procedure for the imposition of Sanctions shall be as provided in the Architectural Guidelines and Standards of the Association, as may be amended from time to time.

It shall not be necessary that Architectural Guidelines be recorded in the Baldwin County Public Records, but they may be for the convenience of the Architectural Committee. The guidelines shall be those of the Association, and any amendments thereto shall require approval by the Board of Directors.

## General Managers Report



Dale Snellman  
General Manager

### News from the GM

After a busy Christmas season and a cold start to the New Year, things are progressing nicely in 2017. The golf course is in wonderful shape thanks to Erik and his crew. We are working hard on getting the word out to association members that they can play for a cart fee of only (\$25) for 18 holes. Walkers can play for free so let all your neighbors know! This is a great amenity and part of the beauty of living in the Lake Forest community. Call the golf shop and check for tee time availability.

The 19th Hole is located next to the golf shop and has a tasty sandwich for a great price. An example is

the hamburger that Deanne and Nadine make will make you want to come back again and again. For only \$5.95 it is truly the best burger on the eastern shore.

Michael, at the tennis courts, has been busy with his individual lessons and clinics. He has a members only clinic scheduled in March so don't miss the chance to participate and improve those skills.

Collin is introducing an after-school junior golf clinic which will include the fundamentals of the golf swing, along with teaching the rules and etiquette of our great sport. Golf is a wonderful way to teach your child a game of a lifetime which could help them in the professional business world in the future.

At the Yacht Club, we will be introducing new menu items and specials through the month of February so keep close watch on Facebook and your emails. We have availability on the calendar for private events so call and we can discuss making reservations for your special event in 2017.

Billy has posted his 2017 schedule for the marina and it looks to be

as entertaining a year as 2016. Call Billy and let him know you are interested in his fishing adventures and expeditions.

As always, suggestions and comments are welcome!

Dale Snellman  
General Manager

### Golf Course reminders:

All members must register their guest in the golf shop prior to play.

Fill your divots with sand after hitting your shot to insure smooth recovery.

### Golf tip of the month:

**Pre-shot routine:** Everyone has a pre-shot routine but unfortunately they do not realize how important it can be. Consistency is the key for a successful golf shot. Whether you take a practice swing or not make sure you go through the same routine each time. The old analogy of not to overthink each shot can be avoided by four things: visualization, alignment, waggle then start. Try it and see how it works!

## ANNUAL Christmas Decorating CONTEST WINNER

Correction:  
The address published in the January issue was a misprint.

The Christmas Door Winner goes to 205 Rolling Hill Drive.



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**Time: 11:00 A.M.**

**Place: 1 Timber Way, Suite 101, Daphne**

Attorney Drew Wenzel was born and raised in Foley, Alabama and attended the United States Military Academy at West Point. Upon graduation, Drew served for over seven years as an aviation officer and cargo helicopter pilot including two combat tours in Iraq in the United States Army. Drew was honorably discharged at the rank of captain and attended law school at the University of Western Ontario (Canada). He is a partner at the law firm of Caldwell Wenzel & Asthana, P.C. and practices in the areas of asset protection, estate planning and long term care planning. He has co-authored the book 'Don't Go Broke in a Nursing Home' and is also an accredited attorney with the U.S. Department of Veteran's Affairs to assist clients with Veteran's Benefits. The attorneys at Law Firm of Caldwell Wenzel & Asthana, PC look forward to meeting you on March 15, 2017.

**Seating is Limited - Please RSVP by calling (251) 656-7845 or by e-mail at [drutherford@cwalawfirm.com](mailto:drutherford@cwalawfirm.com).**

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Articles should be emailed to  
lakeforestcc@lakeforestpoa.org no later than the 10th of each month.  
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# Lake Forest Garden Club

Written By  
Lura Kauffman

Photos:  
Taken by: Rebecca Trosclair  
Submitted by: Lura Kauffman

Our first meeting for 2017 was held on January 5, 2017 at the Lake Forest Yacht Club with 17 members, one guest and two new members attending. Judy Baust gave our Inspiration and First Vice-President Janet Pruitt introduced Jim Gaines, master gardener, to speak on Camellias of the South.

Mr. Gaines is an expert at raising Camellias and has 175 varieties in his yard and he brought approximately 40 blooms to share with us. What a beautiful display! According to Mr. Gaines camellias have existed in southeast Asia for over 5,000 years. There are more than 200 species of camellias and more than 32,000 of the camellia japonica species. According to Mr. Gaines the best time

to plant camellias is the fall; the worst time to plant camellias is the summer because the extreme heat causes the plants to dry out and they do not like to be over-watered. Camellias need semi-shade with approximately one half day of sun. An important principal of planting camellias is to Plant High - which means that the root ball should sit up 1/2 to 1 inch above the earth because camellias breathe through their upper roots. So be sure not to bury their roots too deep when planting a new camellia. When mulching leave a ring around the plant so that the mulch does not actually touch the plant and once a plant is established be careful not to over-water. Do not fertilize the first year after planting a new camellia because the new plant needs time to get established. When it

is time to fertilize choose one that is acid loving with trace elements and is time released. Examples are Osmokote, Florikam and Sta-Green Nursery Special (12-6-6.) Camellias should be fertilized in March and May by pulling back the mulch, fertilizing, watering and then replacing the mulch. Camellias can be harmed by spider mites which cause bronzing of the leaves and tea scale. To prevent or treat these pests spray under the foliage using a hose end sprayer using a horticultural oil spray such as Sun Spray. If a white powdery scale remains you may need to spray more as sometime several applications are needed several weeks apart. You may spray during the year for prevention.

Camellias are labeled early, middle or late to differentiate their blooming time. Early bloomers bloom from September to early November. Middle

bloomers from mid December to Mid February and late bloomers bloom from Mid February to Mid March. It is also important to know that Camellia blight affects camellias in the late season. Camellias also come in several forms such as upright, spreading and normal (twice as tall as wide.) There are six bloom forms of camellias: single (5-7 petals, never more than 9, cup shaped), semi-double (14-20 petals, conspicuous stamen), rose (petals overlap, stamen not visible), anemone (flat, center is compact mass), peony (deep and round compact mass), formal double (good example is Pink Perfection.) The size of camellia blooms vary from 2 1/2 inch or less to as large as more than 5 inches. Camellias should be pruned to promote good form and to open the plant for good air flow and to discourage disease, also to control size and to renovate. A light pruning can be done at any time. A severe pruning should be done in early spring just when the new growth is beginning. Use sharp cutters and sanitize between cuts with one tablespoon bleach and 1/2 pint water in a trigger sprayer.

Mr. Gaines announced that the Master Gardener's Spring Plant Sale will be held on April 6-9, 2017 at Weeks Bay and that they will have many lovely camellias for sale.

After refreshments our meeting continued



Speaker Jim Gaines and his display of Camellias

with approval of our November and December minutes and the December Treasurer's report. Janet Pruitt announced that our February speaker will be Fred Hill who will speak on Beneficial Insects in our Garden. A report was made for our Poinsettia Sale which was very successful. Volunteers for the Christmas Decorating Contest were thanked by President Dana Sawyer. The Horticultural Awards were awarded to: First Place - Peggy Sheffield (Camellia Pink Perfection), Second Place - Lura Kauffman (Camellia) and

Third Place - Tomasina Werner (Camellia.)

The 50/50 was won by Tomasina Werner and Elaine Maxime and Door Prizes were awarded to Sue Crank, Patsy Martin, Susan Myers, Tomasina Werner and Dianne Foster.

Please join us on February 2, 2017 at 9:45 am at the Lake Forest Yacht Club for our February meeting. All members are invited. New members and guests are always welcome! Looking forward to seeing you there!



Hostesses Peggy Sheffield, Linda Ruck and Elaine Maxime



We appreciate the efforts of our residents to improve the image of Lake Forest. One way this can be done is by replacing old and dilapidated mailboxes. If for any reason you would like to purchase a mailbox like the one pictured above, or have a leaning Vandal Mailbox straightened, please email [tomasinawerner@gmail.com](mailto:tomasinawerner@gmail.com) or call 626-0227. This service provides removal of the old post and box, installation of the cast iron post in concrete and placement of the house number on the mailbox.

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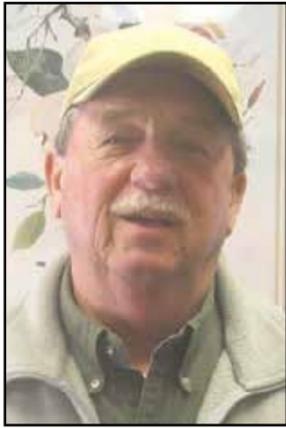
# The Fishing Hole

## COLD WATER FISHING

By Billy Harrell  
Harbor Master

Now that football and hunting season is over I've started my "to do list" from last month. That consisted of changing the line on 10 reels, clean and lubricate them, wipe off salt and build-up on the rods, lubricate the eyes on the rods, change the oil in the motor, change the oil in the lower unit, clean bilge in hull of boat, wash and wax boat, lubricate the trailer, check and replace lights on the trailer, check and replace tackle and renew license and decals if necessary.

For you devoted and brave souls my fishing report for February is the water temperatures have dropped into low-50's. There have been no reports of fish being caught in the Bay at this time. The weather has been wonderful if you like a lot of rain and winds out of the North. The bay and rivers are muddy due to the wind and rain, and the salinity of the water is about .01 parts per thousand in the Delta. This means there is very little fish left in the bay except



Billy Harrell

some resident redfish and sheepshead. But, if you want to go to the back-end of the rivers such as the Fowl River, Dog River, Fish River, Magnolia River or Bon Secour River, they are usually fairly clear, saltier and not affected by the rain waters. The best way to fish these waters is to fish artificial with a 3/8 oz. jig head on a white/chartreuse Gulp or Vudu shrimp. This time of year fish slow, slow, and slow for redfish and trout. What this really means is the cooler weather makes for cooler water temperatures and the fish bite becomes slower and making live bait harder to find. Good luck and if this doesn't work, go home and come back another day.

A couple of boat shows are coming up and they are a great way to pass the winter

months. The Mobile Boat Show is February 17-10, 2017, at the Mobile Convention Center. The Wharf Boat and Yacht Show is March 23-26, 2017, at The Wharf in Orange Beach, AL. Some events that happen every year at the Marina is the Annual Fishing Seminar I will be hosting on March 18, 2017, at 9 a.m. at the Yacht Club. More details will follow next month, so mark your calendar now. The annual Coast Guard Auxiliary free vessel safety inspection will be held at the Marina from 8:00 a.m. to 12:00 p.m. on April 22, 2017. This event is free and will help you get your boat compliant to meet state and federal regulations. The annual Lake Forest Youth Fishing Tournament will be held at the Marina Fishing Pier from 10:00 a.m. to 1:00 p.m. on May 20, 2017. This fishing tournament is open to all children between the ages of 3 to 13 and a free lunch and soft drinks will be served after the awards ceremony.

Till next month, stay warm and keep a tight Line.

Billy Harrell



Picture by: Harley Dolby

Chad Gestewitz proudly holding 2 nice redfish caught on December 23, 2016, on the Tensaw River.



Photo by: Chad Gestewitz

Jonathan Dolby sits proudly next to their "catches of the day!"



Photo by: Chad Gestewitz

Nice creel of fish consisting of speckle trout, redfish and largemouth bass caught by Chad Gestewitz, Harvey Dolby and Jonathan Dolby. They caught the fish in the Upper Delta on December 24, 2016.



# Annual Fishing Seminar

Saturday, March 18, 2017

Lake Forest Yacht Club

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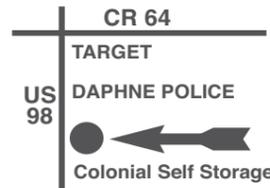
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| Sun   | Mon   | Tue  | Wed  | Thu   | Fri  | Sat                                |
|---|---|--|--|---|--|------------------------------------|
|   |   |  | 1<br>YC - Burger Special!<br>Buy 1 get 2nd @ 1/2 price!<br>*Purchase 1 @ \$6.95  | 2 YC Prime Rib Buffet,<br>5pm - 8pm, \$15.95  | 3 YC - Karaoke/ Live<br>music 7pm - 10ish<br>\$.50 wings too!  | 4<br>Golf - Dog Fight              |
| 5<br>YC - "Bucket of Beer"<br>Special!<br><br>Happy Hour Pricing<br>4pm - 7pm<br>*Margaritas only \$3.50* | 6 YC & Golf - Closed                        | 7  | 8<br>YC - Burger Special!<br>Buy 1 get 2nd @ 1/2 price!<br>*Purchase 1 @ \$6.95  | 9 YC - Italian Buffet<br>5pm - 8pm, \$12.95   | 10 YC - Karaoke/ Live<br>music 7pm - 10ish<br>\$.50 wings too! | 11<br>Golf - Dog Fight             |
| 12<br>YC - "Bucket of Beer"<br>Special!<br><br>Happy Hour Pricing<br>4pm - 7pm<br>*Margaritas only \$3.50 | 13 YC & Golf - Closed                       | 14<br>YC - Valentines Dinner<br>Special for 2! Ribeye<br>& shrimp, garlic pasta,<br>asparagus, roll &<br>Dessert!<br>(\$29.95 per couple)<br>5pm - 9pm | 15<br>YC - Burger Special!<br>Buy 1 get 2nd @ 1/2 price!<br>*Purchase 1 @ \$6.95 | 16 YC - Country Buffet<br>5pm - 8pm, \$9.95<br><br>*LFPOA Stated Board<br>Meeting 7pm 19th Hole | 17 YC - Karaoke/ Live<br>music 7pm - 10ish<br>\$.50 wings too! | 18<br>Golf - MGA Tourney<br>8:30am |
| 19<br>YC - "Bucket of Beer"<br>Special!<br><br>Happy Hour Pricing<br>4pm - 7pm<br>*Margaritas only \$3.50 | 20 YC & Golf- Closed<br><br>Presidents Day! | 21   | 22<br>YC - Burger Special!<br>Buy 1 get 2nd @ 1/2 price!<br>*Purchase 1 @ \$6.95 | 23 YC - Catfish & Chicken<br>Buffet, 5pm - 8pm, \$9.95  | 24 YC - Karaoke/ Live<br>music 7pm - 10ish<br>\$.50 wings too! | 25<br>Golf - Dog Fight             |
| 26 YC - "Bucket of Beer"<br>Special!<br><br>Happy Hour Pricing<br>4pm - 7pm                               | 27 YC & Golf- Closed                        | 28   |  |   |  |                                    |

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# Tennis News AT THE LFRC

Submitted by:  
Michael Albrecht,  
USPTA  
Head Tennis  
Professional

residents out on the courts to play tennis and become more involved. Our first step is to run a beginner co-ed adult tennis class. See below:

Attention to all Lake Forest residents. The racquet club will be hosting a co-ed adult

beginner tennis class starting March. If you ever wanted to learn how to play tennis now is the time. Seize this opportunity and come out to learn a new sport. The class starts Thursday March 9th at 7:00 PM, and will run for 8 weeks. There will be one class

a week for a total of 8 classes. You will learn the fundamentals of tennis and be able to play a match at the end on 8 weeks. Check out our flier on this page or go to [www.lakeforestpoa.org](http://www.lakeforestpoa.org) to download it. The cost of this program is only \$50 for all 8 weeks.

The deadline to sign-up for this class is March 1st. Email Mike Albrecht at [lftennis@lakeforestpoa.org](mailto:lftennis@lakeforestpoa.org)

to sign up or call him at 251-648-3952 for any questions. Beverages will be provided every week.

February is here already and the co-ed beginner class is getting closer. Our goal is to get more

## Tennis Tip OF THE MONTH

When hitting an approach shot in doubles, try to move forward through the swing. You can accomplish this by stepping forward with your normal foot first, swing second and then let your other foot carry you through the shot. It is almost as if you are walking through the shot. This move will bring you to the net faster and have you prepare for the first volley earlier.



Photo by: Michael Albrecht

Come take a lesson with pro Mike Albrecht



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# LAKE FOREST GOLF



By Tim Gressett, PGA  
Lake Forest Yacht  
& Country Club  
Head Golf Professional



Tim Gressett, PGA

## The Pro's Corner

Typically, February is the second of our coldest two months of the year, but this year has definitely not followed past history. We can only hope this month will provide some mild temperatures for winter golf. This is a

great time of year to check your equipment and see if you might need new grips for the coming spring golf season. We offer a full service Pro Shop and can help with all your golfing needs.

Don't forget all our great league play. All our leagues play every month, even through the winter.

- Men's Golf Association
- Ladies Golf Association
- Senior Couples League

Please come out and take advantage of our NEW 2017 Resident Rates! The Best ANYWHERE!



Golfing is just a way of life here at Lake Forest". Come play or hit some range balls at your club! Association members pay low rates and discounts are available for your guest.

**Stop by the Lake Forest Pro Shop for great deals on everything you need to master the game. Balls and tees are always in stock, along with equipment you need to score a hole in one. For more information, call 626-9324.**

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Jack Harris shot an 84 on Wednesday, Jan 18th. That is 5 strokes better than his age. Congratulations Jack!

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\*Call Barbara for details @ 251-391-8412 or 251-621-2588

COMMUNITY CALENDAR: Obituaries and Upcoming Events, PAGE 1

**The Courier**  **BALDWIN LIVING**  
Alabama's favorite  
The rose of winter  
PAGE 6

INSIDE JANUARY 21, 2017 GulfCoastNewsToday.com 75c

**Daphne guarantees loan for Strike Soccer Club**

**Chocolate and Champagne fundraiser**

**Grand Hotel begins massive transformation**

**Spanish Fort leaders consider special tax district for schools**

**DEATHS**

**INDEX**

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# Extend the Life of Your Sewer System and Save Money!

Sewer systems that are not cleaned annually can experience premature failure. When the system fails sewer can back up into your home. As your local sewer expert we want to help you avoid this unpleasant experience. To avoid this we recommend that you clean your sewer station annually.

## Deluxe Cleaning is \$226

1. Pull all sand, grease and debris and basin.
2. Check Control Panel, tighten all electrical connections and spray with contact cleaner to remove any corrosion build up.
3. Install electrical sealant to prevent corrosive vapors from entering Control Panel.
4. Check motor for signs of excessive wear or seal trouble
5. Adjust and check Floats for proper operations and maximum storage to reduce short cycling
6. Check Control Panel of Pump as well as Discharge Piping and connections inside Basin.
7. Replace any missing/corroded bolts with new fasteners and replace weather stripping between lid and basin, if necessary
8. Place BioSmart enzyme in Basin, inspect bait traps and cycle station for proper operation.

## Standard Cleaning is \$199.

Same as Deluxe, excluding the Drain Cleaning.



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