



Construction Consulting / Project Management / Owners Representation / Building Evaluations

The Hamptons Townhomes

RESIDENTIAL ANNOUNCEMENT: ROOF REPLACEMENT READINESS

Dear Residents and Owners of The Hamptons Townhomes,,

SMH Construction will commence **Roof Replacement** for **Building 7 (75-105 Boardwalk Ave)** on **Monday, March 24, 2025**. In advance of this effort, please mind the following:

- **Operational Hours: 7:30 AM – 6:00 PM**
- **Access Restrictions:** During operational hours, alleyway access will be restricted, and **NO** vehicular traffic will be allowed into or out of garages in affected buildings.
- **Resident Preparation:** If you have outdoor furniture, decorations, or fragile items near the work area, please remove them before the start date. For the 2nd and 3rd floors, closest to roof work, it is advised to secure or remove fragile wall hangings, decorative items on shelves, and ceiling-hung fixtures such as crystal light fixtures, in the event of any excessive vibrations during work.
- **Safety Precautions:** Use caution when entering or exiting your townhome. Avoid walking barefoot and keep pets indoors or away from the work area due to potential debris.
- **Noise Levels:** Expect higher-than-usual noise levels during construction. Consider using noise-canceling headphones or white noise machines if needed.
- **Temporary Trash Pickup Adjustments:** On your building's scheduled trash and recycling collection day, garbage and recycling bins should be placed at the end of the alleyway, outside the restricted construction zone, for pickup.
- **Schedule Updates:** Timelines are tentative and subject to change based on weather conditions.
- **Project Duration:** The work is expected to take approximately four days, though inclement weather may impact operations.

Should any questions exist, kindly direct them to the Property Management team.

With gratitude,

Your Hamptons Townhomes Construction Team