

January Log Highlights

Resolved a total of 7 heat control issues. Unit 210, 214, 305, 311, 315, 405, 414.

Investigated and notified Cottage owners of roof leaks related to weather conditions. C1,C4& C5

Resolved boiler failure related to failed switch and maintenance service required.

Repaired sump pump in Boiler Room.

Repaired light fixtures in the stairwells.

All fire extinguishers inspected with one replaced

February Log Highlights

Resolved 1 heat control issue. Unit 101.

Storm damage gutter repaired on street side of Annex Building

Added support structure to the existing roof above the four floor main building prevents further settling of roof framing.

Locust Grove Lane was graded to repair storm damage washout.

Project Work

Cottage 6:

Zaccardi Unit is completed.

Lapoint / Mooradian Unit

Rough in electrical and plumbing is completed The decks have been replaced and new stairwell added for Reitz Unit

Reitz Unit

Morrison Construction started a remodeling project in the second floor Reitz Unit. During the demolition of the interior ceiling and walls they discovered the ceiling was compromised and sagging in some areas. Further investigation identified the existing roof sections are separating from each other and are failing due to improper structural supports. It is clear that poor construction methods were used in the past resulting in this roof failure. More information is coming regarding a budgetary quote and timeline for repairs.

Tree Maintenance:

Tree Trimming was completed around the Cottages

Fire Suppression System:

Auxiliary pump on the fire suppression system in the main building was replaced. In addition new required signage was installed, gauges replaced and a valve was also replaced due to failure. Main control valves will be secured in an open position. Annual inspection was completed. We continue to work with several vendors to obtain a quote and schedule for testing of the system.

Property Managers Apartment:

The Unit is being prepared for rental. It was cleaned and painted. New flooring, toilets and window blinds were installed.

Annual Unit Inspections:

The Property Manager has started to conduct annual unit safety inspections in all units and cottages. First and second floors have been completed in the main building. An inspection log has been created to capture any issues. The Property Manager will contact and work with owners of any issues identified during the inspections.

Annex Building:

All of the exterior work has been completed on the Annex / G Hallway project. The interior work is almost completed. Wall studs were re-installed, insulation was applied to the foundation wall and some electrical power supply cables need to be replaced. Drywall and flooring are scheduled to be completed by mid March. Landscape concerns can be addressed in the spring.

Unit Inspections:

Most of the first and second floor units have been completed in the main building. Inspections are ongoing on the third floor and will continue onto the fourth floor. All cottages have been completed. Once all units have been inspected Jake will work with the unit owners to resolve any issues identified during the inspections.

Deck Inspections:

93% of all decks have been inspected. This includes all cottages. The remaining decks will be inspected once access has been scheduled and confirmed. No serious safety issues were identified during the inspections. The next step will be to review all information and set a priority, identify costs and timeline for all upgrades and repairs.

Unit Leaks:

Leak issues are tracked, investigated and monitored in the main building and cottages. Leaks have been associated with severe weather conditions, improper flashing and sealing of exterior wall and roof surface penetrations. Some leaks are resolved quickly and with minimal costs. Other leaks will require additional resources and time to resolve completely.