



## **FACILITIES MANAGER'S REPORT MARCH 2021**

### **MASONRY REPAIR PROJECT – PHASE 7:**

In conjunction with Facility Engineering Associates (FEA), we have put together the list of buildings that will be included in this phase of the Masonry Repair Program. It includes mostly flat roof buildings and chimney caps. This item is on the agenda for Board approval at the April 7 meeting.

### **PAINTING AND ROTTEN WOOD REPLACEMENT – FY2021 WARD II:**

This item is on the agenda for Board approval at the April 7 meeting.

### **PITCHED ROOFS REPLACEMENT:**

The Board approved at the March meeting the replacement of five roofs that were on the replacement schedule for FY2021. Northern Virginia Roofing has ordered the slate and work is scheduled to start in late April.

### **FOUNDATION REPAIRS AT 4704 S. 30<sup>th</sup> STREET, A-1 & A-2:**

The Board approved at the March meeting the repair of these foundation walls. Basement Masters Waterproofing is in the process of obtaining the required permits from Arlington County. Work will be scheduled when the permits are issued.

### **SHUTTER REPLACEMENT WARD V:**

The Board approved the replacement of 1,600 pairs of shutters in Ward V at the December 2020 meeting. Middeldorf Property Services begun the installation of the new shutters on January 27<sup>th</sup>. As of this report, the even side of the 2900 block of S. Buchanan Street, 4800 block of S. 30<sup>th</sup> Street and 2900 block of S. Columbus Street have been completed. There has been a delay in the delivery of the shutters, so the replacement is temporarily on hold. Work is scheduled to resume on April 6 on the 4800 block of S. 29<sup>th</sup> Street.



### **ROTTEN WOOD REPLACEMENT – FY2020 WARD III:**

The Board approved to replace the rotten wood found in Ward III by Unanimous Written Consent on November 12, 2020.

Over 14,000 linear feet of rotten wood are in the process of being replaced by Middledorf Property Services since November 30, 2020. As of this report, the contractor is working in the last section of Ward III (2855-2895 S. Abingdon Street). The replacement of rotten wood is expected to be completed by the end of March.



### **BACK YARDS FENCING REPLACEMENT PROJECT PHASE 1:**

The Board of Directors approved at the March 2020 meeting to contract with Long Fence for the pilot and Phase 1 of this project, which includes Ward I. Long Fence completed the pilot on May 1, 2020. Management requested additional funds for Phase 1 of this project, that the Board approved at the June 2020 meeting.

Despite the continuous disruption in the supply of lumber due to Covid-19, as of this report Long Fence has been able to install 172 new fences. The last 18 fences are scheduled to start as soon as more materials arrive, expected for mid to late April.

A spreadsheet is attached with details.



### **SLATE ROOF PREVENTIVE MAINTENANCE FY 2021:**

The Board approved the Preventive Maintenance for slate roofs in Wards I and II at the September 2020 meeting. Northern Virginia Roofing started the work on October 28, 2020 and it was completed on February 19.

The Preventive Maintenance work included the replacement of 151 broken slates, removing deteriorated caulking, applying new sealant, and painting chimney and wall flashing on 120 roofs.

During this process, roofs were also rated based on their condition. A summary of those ratings is listed below:

#### **WARD I:**

- Seven roofs were moved from Category 1 to Category 2
  - Two roofs were moved from Category 2 to Category 3
  - One roof was moved from Category 3 to Category 4
  - 51 roofs were not changed.
- Four of the seven roofs that were moved from category 1 to category 2 are original roofs from 1948. The remaining three are between 20 and 22 years old.

- The roofs moved from category 2 to category 3 are original roofs from 1948.
- The roof moved from category 3 to category 4 is an original roof from 1948.

### **WARD II:**

- Ten roofs were moved from Category 1 to Category 2
  - One roof was moved from Category 2 to Category 3
  - 51 roofs were not changed.
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- Seven of the 10 roofs that were moved from category 1 to category 2 are original roofs from 1948. The remaining 3 roofs are 20 years old.
  - The roof moved from category 2 to category 3 is original from 1948.

### **BATHROOM CONSTRUCTION TO SERVE THE TOT LOT AND THE MAIN TENNIS COURTS:**

The Board approved this project at the December meeting and American Restoration is scheduled to start the work in early April. The opening of this new facility will be on hold depending on how the Covid-19 pandemic evolves.

### **FIRE EXTINGUISHERS:**

Inspection and maintenance of all the fire extinguishers located in the multi-unit buildings, pools, Management Office, and Community Center were serviced the week of March 8. ACE Fire Extinguisher serviced 316 fire extinguishers and replaced 40 that were over 24 years old and considered functionally obsolete.

### **OUTSIDE WATER FAUCETS:**

All the water valves that are within the Association's control were turned on the week of March 15.

### **ANNUAL PROPERTY INSPECTIONS:**

The Maintenance Staff started our part of the Property Inspection on March 15; this process should be completed in three weeks. After all the data is processed the report will be presented to the Board and the repairs will start.

### **SEWER LINES:**

No sewer back-ups were reported in March.

### **WATER LEAKS:**

We had four water leaks that were reported in March. Two of them were the responsibility of the Association and the other two of the homeowners. A spreadsheet is attached with details.

**WORK ORDERS:**

We achieved 90.6% completion rate on work orders generated during the week ending on March 27. A copy of the work order tally report is attached. On the same report, you can see that we have 23 older work orders that are still open.

Respectfully submitted,

Miguel F. Gálvez  
Facilities Manager

March 31, 2021



FENCE REPLACEMENT PROGRESS REPORT - PHASE I

3/24/2021

NAME	NUMBER	Date		Completed			Notices		Notes		
		Estimated	Started	Removed	Fence	Gate	Post Caps	Address Numbers		General	Reminder-Update
1 S. Abingdon	3066	9/8/2020	9/8/2020	X	1	1	X	X	8/26/2020	9/3/2020	
2	3068	9/8/2020	9/8/2020	X	1	1	X	X	8/26/2020	9/3/2020	
3	3070	9/8/2020	9/8/2020	X	1	1	X	X	8/26/2020	9/3/2020	
4	3072	9/8/2020	9/8/2020	X	1	1	X	X	8/26/2020	9/3/2020	Some work needed in patio (Flagstone - AR) DONE
5	3074 A-1	9/8/2020	9/8/2020	X	1	1	X	X	8/26/2020	9/3/2020	
6	3074 A-2	9/8/2020	9/8/2020	X	1	1	X	X	8/26/2020	9/3/2020	
7	3076	9/8/2020	9/8/2020	X	1	1	X	X	8/26/2020	9/3/2020	
8	3078 A-1	9/8/2020	9/8/2020	X	1	1	X	X	8/26/2020	9/3/2020	Gate's location changed from rear to side
9	3078 A-2	9/8/2020	9/8/2020	X	1	1	X	X	8/26/2020	9/3/2020	
10	3080 A-1	9/8/2020	9/8/2020	X	1	1	X	X	8/26/2020	9/3/2020	
11	3080 A-2	9/8/2020	9/8/2020	X	1	1	X	X	8/26/2020	9/3/2020	Fence panel needed to be lowered. DONE
12	3082 A-1	9/8/2020	9/8/2020	X	1	2	X	X	8/26/2020	9/3/2020	Some plants TB replaced (Roberta Jeanquart)
13	3082 A-2	9/8/2020	9/8/2020	X	1	1	X	X	8/26/2020	9/3/2020	
1 S. Abingdon	3086	9/14/2020	9/14/2020	X	1	1	X	X	9/1/2020		
2	3088	9/14/2020	9/14/2020	X	1	1	X	X	9/1/2020		
3	3090	9/14/2020	9/14/2020	X	1	1	X	X	9/1/2020		
4 S. Buchanan	3057 A-1	9/14/2020	9/23/2020	X	1	1	X	X	9/1/2020		
5	3057 A-2	9/14/2020	9/23/2020	X	1	1	X	X	9/1/2020		
6	3059 A-1	9/14/2020	9/23/2020	X	1	1	X	X	9/1/2020		
7	3059 A-2	9/14/2020	9/23/2020	X	1	1	X	X	9/1/2020		
8	3061	9/14/2020	9/14/2020	X	1	1	X	X	9/1/2020		
9	3063	9/14/2020	9/14/2020	X	1	1	X	X	9/1/2020		
10	3065	9/14/2020	9/14/2020	X	1	1	X	X	9/1/2020		
11	3067	9/14/2020	9/14/2020	X	1	1	X	X	9/1/2020		
12	3069	9/14/2020	9/14/2020	X	1	1	X	X	9/1/2020		
1 S. Buchanan	3071 A-1	9/21/2020	9/24/2020	X	1	1	X	X	9/16/2020		
2	3071 A-2	9/21/2020	9/24/2020	X	1	1	X	X	9/16/2020		Two bushes TB replaced (Kristina Jenkins)
3	3073 Privacy	9/21/2020	9/24/2020	X	1	0	X	n/a	9/16/2020		
4	3073 Privacy	9/21/2020	9/24/2020	X	1	0	X	n/a	9/16/2020		
5	3079 A-1 Privacy	9/21/2020	9/28/2020	X	1	0	X	n/a			
6	3079 A-2	9/21/2020	9/28/2020	X	1	1	X	X	9/16/2020		
7 S. 31st St.	4715 A-1	9/21/2020	10/5/2020	X	1	1	X	X	9/16/2020		

Address	Date		Completed			Notices		Notes				
	NAME	NUMBER	Estimated	Started	Removed	Fence	Gate		Post Caps	Address Numbers	General	Reminder-Update
8		4715 A-2	9/21/2020	10/5/2020	X	1	1	X		9/16/2020		
9		4717 A-1	9/21/2020	9/29/2020	X	1	1	X		9/16/2020		
10		4717 A-2	9/21/2020	10/1/2020	X	1	1	X		9/16/2020		
11		4721	9/21/2020	9/28/2020	X	1	1	X	X	9/16/2020		A section of the fence can't be installed due to Flagstone in patio. AR to remove and reinstall. DONE
12		4723	9/21/2020	9/28/2020	X	1	1	X	X	9/16/2020		A section of the fence can't be installed due to Flagstone in patio. AR to remove and reinstall. DONE
13		4725	9/21/2020	9/28/2020	X	1	1	X	X	9/16/2020		
14		4727	9/21/2020	9/28/2020	X	1	1	X	X	9/16/2020		
15		4729	9/21/2020	9/28/2020	X	1	1	X	X	9/16/2020		
16		4731	9/21/2020	9/28/2020	X	1	1	X	X	9/16/2020		A small tree removed by LF.
1	S. 31st St.	4701	9/28/2020	10/5/2020	X	1	1	X	X	9/21/2020		
2		4703	9/28/2020	10/5/2020	X	1	1	X	X	9/21/2020		
3		4705	9/28/2020	10/5/2020	X	1	1	X	X	9/21/2020		
4		4707	9/28/2020	10/5/2020	X	1	1	X	X	9/21/2020		
5		4709	9/28/2020	10/5/2020	X	1	1	X	X	9/21/2020		
6		4711	9/28/2020	10/5/2020	X	1	1	X	X	9/21/2020		
7	S. 31st Rd.	4628	9/28/2020	10/7/2020	X	1	1	X	X	9/21/2020	10/6/2020	Add 2X8 - DONE.
8		4630	9/28/2020	10/7/2020	X	1	1	X	X	9/21/2020	10/6/2020	
9		4632	9/28/2020	10/7/2020	X	1	1	X	X	9/21/2020	10/6/2020	
10		4634	9/28/2020	10/7/2020	X	1	1	X	X	9/21/2020	10/6/2020	
11		4636	9/28/2020	10/19/2020	X	1	1	X	X	9/21/2020	10/15/2020	Lattice skirts were replaced with new.
12		4638	9/28/2020	10/19/2020	X	1	1	X	X	9/21/2020	10/15/2020	Lattice skirts were replaced with new. Wood needs to be added at the bottom of the gate to close huge gap. DONE
1	S. 31st Rd.	4608 A-1	10/5/2020	10/13/2020	X	1	1	X		10/6/2020		Retaining wall & steps TB replaced / rotted. SCHEDULED FOR 11/10/2020 - DONE
2		4610	10/5/2020	10/13/2020	X	1	1	X	X	10/6/2020		
3		4612	10/5/2020	10/13/2020	X	1	1	X	Wrong # was put in.	10/6/2020		
4		4614	10/5/2020	10/13/2020	X	1	1	X	X	10/6/2020		

Address	Date		Completed			Notices					
	Estimated	Started	Removed	Fence	Gate	Post Caps	Address Numbers				
NAME	NUMBER	Estimated	Started	Removed	Fence	Gate	Post Caps	Address Numbers	General	Reminder-Update	Notes
	4616	10/5/2020	10/13/2020	X	1	1	X	X	10/6/2020		
	4618	10/5/2020	10/13/2020	X	1	1	X	X	10/6/2020		
	4618 Privacy	10/5/2020	10/13/2020	X	1	0	X	n/a	10/6/2020		Located between 4610 & 4618
	4642	10/5/2020	10/13/2020	X	1	1	X	X	10/6/2020		
	4644	10/5/2020	10/13/2020	X	1	1	X	X	10/6/2020		
	4646	10/5/2020	10/13/2020	X	1	1	X	X	10/6/2020		
	4600	10/5/2020	10/20/2020	X	1	1	X	X	10/15/2020		
	4602	10/5/2020	10/20/2020	X	1	0	X	X	10/15/2020		Small retaining wall between 4602 & 4604 will be replaced - rotted. DONE
	4604	10/5/2020	10/20/2020	X	1	0	X	X	10/15/2020		
	4606	10/5/2020	10/20/2020	X	1	1	X	X	10/15/2020		
1 S. 31st Rd.	4601 A-1	10/12/2020	10/20/2020	X	1	1	X		10/15/2020		
	4601 A-2	10/12/2020	10/20/2020	X	1	1	X		10/15/2020		
	4605 A-1	10/12/2020	10/20/2020	X	1	1	X		10/15/2020		
	4605 A-2	10/12/2020	10/20/2020	X	1	1	X		10/15/2020		
	4609	10/12/2020	10/26/2020	X	1	1	X	X	10/15/2020	10/23/2020	
	4611	10/12/2020	10/26/2020	X	1	1	X	X	10/15/2020	10/23/2020	
	4613	10/12/2020	10/26/2020	X	1	1	X	X	10/15/2020	10/23/2020	
	4615	10/12/2020	10/26/2020	X	1	1	X	X	10/15/2020	10/23/2020	
	4617	10/12/2020	10/26/2020	X	1	1	X	X	10/15/2020	10/23/2020	
	4619	10/12/2020	10/26/2020	X	1	1	X	X	10/15/2020	10/23/2020	
	4623 A-1	10/12/2020	10/26/2020	X	1	1	X		10/15/2020	10/23/2020	Fence was moved back 18" due to a legacy tree that needs to be preserved.
	4623 A-2	10/12/2020	10/26/2020	X	1	1	X		10/15/2020	10/23/2020	Fence was moved back 18" to match the A-1 side.
	4627	10/12/2020	10/26/2020	X	1	1	X	X	10/15/2020	10/23/2020	
	4629 A-1	10/12/2020	10/26/2020	X	1	1	X		10/15/2020	10/23/2020	
	4629 A-2	10/12/2020	10/26/2020	X	1	1	X		10/15/2020	10/23/2020	
1 S. 31st St.	4640	10/26/2020	11/3/2020	X	1	1	X	X	10/23/2020		
	4642	10/26/2020	11/3/2020	X	1	1	X	X	10/23/2020		
	4644	10/26/2020	11/3/2020	X	1	1	X	X	10/23/2020		
	4646	10/26/2020	11/3/2020	X	1	1	X	X	10/23/2020		
	4648	10/26/2020	11/3/2020	X	1	1	X	X	10/23/2020		



NAME	NUMBER	Address	Date		Completed			Notices		Notes	
			Estimated	Started	Removed	Fence	Gate	Post Caps	Address Numbers		General
6	4650		10/26/2020	11/3/2020	X	1	X			10/23/2020	
7	4652		10/26/2020	11/3/2020	X	1	X			10/23/2020	
8	4654		10/26/2020	11/3/2020	X	1	X			10/23/2020	
9	3061	S. Woodrow St	10/26/2020	11/9/2020	X	1	X			11/2/2020	
10	3063		10/26/2020	11/9/2020	X	1	X			11/2/2020	
11	3065		10/26/2020	11/9/2020	X	1	X			11/2/2020	
12	3067		10/26/2020	11/9/2020	X	1	X			11/2/2020	
13	3069		10/26/2020	11/9/2020	X	1	X			11/2/2020	
14	3071		10/26/2020	11/9/2020	X	1	X			11/2/2020	
15	3073		10/26/2020	11/9/2020	X	1	X			11/2/2020	
16	3075		10/26/2020	11/9/2020	X	1	X			11/2/2020	
17	3077		10/26/2020	11/9/2020	X	1	X			11/2/2020	
18	3079		10/26/2020	11/9/2020	X	1	X			11/2/2020	Some plants TB replaced (Leann Martin)
1	3081	S. Woodrow St.	11/2/2020	11/19/2020	X	1	X			11/13/2020	Gate's location changed from rear to side
2	3083		11/2/2020	11/19/2020	X	1	X			11/13/2020	
3	3085		11/2/2020	11/19/2020	X	1	X			11/13/2020	
4	3087		11/2/2020	11/19/2020	X	1	X			11/13/2020	Gate's location changed from rear to side
5	3089		11/2/2020	11/19/2020	X	1	X			11/13/2020	
6	3091		11/2/2020	11/19/2020	X	1	X			11/13/2020	
7	3093		11/2/2020	11/19/2020	X	1	X			11/13/2020	
8	3095		11/2/2020	11/19/2020	X	1	X			11/13/2020	
9	3097		11/2/2020	11/19/2020	X	1	X			11/13/2020	
1	3050	S. Woodrow St.	11/9/2020	12/1/2020	X	1	X			11/21/2020	
2	3052		11/9/2020	12/1/2020	X	1	X			11/21/2020	
3	3054		11/9/2020	12/1/2020	X	1	X			11/21/2020	
4	3056		11/9/2020	12/1/2020	X	1	X			11/21/2020	
5	3058		11/9/2020	12/1/2020	X	1	X			11/21/2020	
6	3060		11/9/2020	12/1/2020	X	1	X			11/21/2020	
7	3062		11/9/2020	12/1/2020	X	1	X			11/21/2020	
8	3064		11/9/2020	12/2/2020	X	1	X			11/21/2020	
9	3066		11/9/2020	12/2/2020	X	1	X			11/21/2020	
10	3068		11/9/2020	12/2/2020	X	1	X			11/21/2020	
11	3070		11/9/2020	12/2/2020	X	1	X			11/21/2020	

FENCE REPLACEMENT PROGRESS REPORT - PHASE I

3/24/2021

Address	Date		Completed			Notices		Notes			
	NUMBER	Estimated	Started	Removed	Fence	Gate	Post Caps		Address Numbers	General	Reminder-Update
12	3076 A-1	11/9/2020	1/13/2021	X	1	1	X	Wrong # was put in.	11/21/2020	12/29/2020 1/11/2021	
13	3076 A-2	11/9/2020	1/13/2021	X	1	1	X	Wrong # was put in.	11/21/2020	12/29/2020 1/11/2021	
14	3082 A-1	11/9/2020	1/13/2021	X	1	1	X		11/21/2020	12/29/2020 1/11/2021	
15	3082 A-2	11/9/2020	1/13/2021	X	1	1	X		11/21/2020	12/29/2020 1/11/2021	
1 S. Woodrow St.	3088	11/16/2020	1/13/2021	X	1	1	X		12/29/2020	1/11/2021	
2	3090	11/16/2020	1/13/2021	X	1	1	X		12/29/2020	1/11/2021	
3	3092	11/16/2020	1/13/2021	X	1	1	X		12/29/2020	1/11/2021	
4	3094	11/16/2020	1/13/2021	X	1	1	X		12/29/2020	1/11/2021	
5	3096	11/16/2020	1/13/2021	X	1	1	X		12/29/2020	1/11/2021	
6 S. Abingdon St.	3079	11/16/2020	1/21/2021	X	1	1	X		1/14/2021		
7	3081	11/16/2020	1/21/2021	X	1	1	X		1/14/2021		
8	3083	11/16/2020	1/21/2021	X	1	1	X	Wrong # was put in.	1/14/2021		
9	3085	11/16/2020	1/21/2021	X	1	1	X		1/14/2021		
10	3087	11/16/2020	1/21/2021	X	1	1	X		1/14/2021		
11	3089	11/16/2020	1/21/2021	X	1	1	X		1/14/2021		
12	3091	11/16/2020	1/21/2021	X	1	1	X		1/14/2021		
13	3093	11/16/2020	1/21/2021	X	1	1	X		1/14/2021		
14	3095	11/16/2020	1/21/2021	X	1	1	X		1/14/2021		
15	3097	11/16/2020	1/21/2021	X	1	1	X		1/14/2021		
16	3099	11/16/2020	1/21/2021	X	1	1	X		1/14/2021		
1 S. Abingdon St.	3071	11/23/2020	1/27/2021	X	1	1	X		1/22/2021		
2	3073	11/23/2020	1/27/2021	X	1	1	X		1/22/2021		
3	3075	11/23/2020	1/27/2021	X	1	1	X		1/22/2021		
4	3077	11/23/2020	1/27/2021	X	1	1	X		1/22/2021		
5	3061	11/23/2020	2/8/2021	X	1	1	X		1/26/2021	2/5/2021	
6	3063	11/23/2020	2/8/2021	X	1	1	X		1/26/2021	2/5/2021	
7	3065	11/23/2020	2/8/2021	X	1	1	X		1/26/2021	2/5/2021	
8	3067	11/23/2020	2/8/2021	X	1	1	X		1/26/2021	2/5/2021	
9	3069	11/23/2020	2/8/2021	X	1	1	X		1/26/2021	2/5/2021	
1 S. Abingdon St.	3059 A-1	11/30/2020	2/24/2021	X	1	1	X		2/11/2021	2/17/2021	

**FENCE REPLACEMENT PROGRESS REPORT - PHASE I**

**3/24/2021**

Address		Date		Completed				Notices			
NAME	NUMBER	Estimated	Started	Removed	Fence	Gate	Post Caps	Address Numbers	General	Reminder-Update	Notes
	3059 A-2	11/30/2020	2/24/2021	X	1	1	X		2/11/2021	2/17/2021	
3	S. 30th Rd.	4600	11/30/2020	2/24/2021	X	1	X		2/11/2021	2/17/2021	
4		4602	11/30/2020	2/24/2021	X	1	X		2/11/2021	2/17/2021	
5		4604	11/30/2020	2/24/2021	X	1	X		2/11/2021	2/17/2021	
6		4606	11/30/2020	2/24/2021	X	1	X		2/11/2021	2/17/2021	
7		4608	11/30/2020	2/24/2021	X	1	X		2/11/2021	2/17/2021	
8		4610	11/30/2020	2/24/2021	X	1	X		2/11/2021	2/17/2021	
9		4612	11/30/2020	2/24/2021	X	1	X		2/11/2021	2/17/2021	
10		4638	11/30/2020	2/24/2021	X	1	X		2/11/2021	2/17/2021	
11		4640	11/30/2020	2/24/2021	X	1	X	X	2/11/2021	2/17/2021	
12		4642	11/30/2020	2/24/2021	X	1	X	X	2/11/2021	2/17/2021	
13		4644	11/30/2020	2/24/2021	X	1	X	X	2/11/2021	2/17/2021	
1	S. 30th Rd.	4601	12/7/2020	3/9/2021	X	1	X		3/3/2021		
2		4603	12/7/2020	3/9/2021	X	1	X		3/3/2021		
3		4605	12/7/2020	3/9/2021	X	1	X		3/3/2021		
4		4607	12/7/2020	3/9/2021	X	1	X		3/3/2021		
5		4609	12/7/2020	3/11/2021	X	1	X		3/8/2021		
6		4611	12/7/2020	3/11/2021	X	1	X		3/8/2021		
7		4613	12/7/2020	3/11/2021	X	1	X		3/8/2021		
8		4615	12/7/2020	3/11/2021	X	1	X		3/8/2021		
9		4617	12/7/2020	3/11/2021	X	1	X		3/8/2021		
10		4619	12/7/2020	3/11/2021	X	1	X		3/8/2021		
11		4621	12/7/2020	TBD							
12		4623	12/7/2020	TBD							
13		4625	12/7/2020	TBD							
14		4627	12/7/2020	TBD							
1	S. 30th Rd.	4629	12/14/2020	TBD							
2		4631	12/14/2020	TBD							
3		4633	12/14/2020	TBD							
4		4635	12/14/2020	TBD							
5		4637	12/14/2020	TBD							
6		4639	12/14/2020	TBD							
7		4641	12/14/2020	TBD							
8		4643	12/14/2020	TBD							
9		4645	12/14/2020	TBD							
10		4647	12/14/2020	TBD							
11	S. Abington St.	3039	12/14/2020	TBD							
12		3041	12/14/2020	TBD							
13		3043	12/14/2020	TBD							

**FENCE REPLACEMENT PROGRESS REPORT - PHASE I**

3/24/2021

Address	Date	Completed				Notices		Notes
		Removed	Fence	Gate	Post Caps	Address Numbers	General	
3045	12/14/2020							
	TBD							
<b>Total</b>			172	168				
Total: 190 (Includes 4 Privacy Fences)								
Privacy Fences - No Gates								
Two Units - No Gates								
One Unit - Two Gates								
<b>Numbers &amp; Letters/numbers combinations are missing</b>								

3.24.21 WATER LEAKS MARCH 2021							
Ward	ADDRESS Name	Units Affected	Damage	H/O Assoc.	Responsibility Contract	Problem	Date
5	Abingdon	2900 A-1	Water on first floor and basement	X		Shower in B-1	3/11/2021
2	Buchanan	3047 B-2 & C-2	Water in the bathrooms and basement	X		Despite efforts to recreate leak, it was not possible. In our opinion something overflowed in the C-2 unit causing damages in the units below. The light fixture in the hallway of B-2 was full of water, confirming that water came from C-2	3/19/2021
2	Buchanan	3048 B-2	Water dripping behind bedroom wall		X	Main stack is cracked	3/22/2021
3	Abingdon	2832 A-1	Water dripping in the laundry room		X	Main water supply line	3/23/2021



3/26/2021

**TOTAL MAINTENANCE WORK ORDERS (IN HOUSE STAFF)**

Open Older Work Orders	Work Orders Week Ending March 27 / 2021	Open		Completed	
		#	%	#	%
23	53	5	9.4	48	90.6

**MAINTENANCE WORK ORDERS BY SERVICE ( IN HOUSE STAFF )**

Open Older Work Orders		
Service Code	#	%

Week Ending March 20, 2021	
#	%

Water Leak		0.0	0	0.0
Resale Home Inspection	1	4.3	1	1.9
Lighting	4	17.4	28	51.9
Caulking		0.0	0	0.0
Gutters-Vents		0.0	2	3.7
Doors / Closers / Locks		0.0	6	11.1
Painting	3	13.0	1	1.9
Exterm. Rodent / Ants		0.0	0	0.0
Swimming Pools		0.0	1	1.9
Miscellaneous	6	26.1	10	18.5
Shutters	1	4.3	0	0.0
Plumbing		0.0	1	1.9
Intercoms		0.0	1	1.9
Carpentry	1	4.3	0	0.0
Fences / Gates		0.0	3	5.6
Roofs		0.0	0	0.0
Tennis Courts		0.0	0	0.0
Bricks	3	13.0	0	0.0
Window Wells	4	17.4	0	0.0
Comm. Center, etc.		0.0	0	0.0
<b>Total</b>	<b>23</b>	<b>100.0</b>	<b>54</b>	<b>100.0</b>