



Fairlington Villages,
A Condominium Association

FACILITIES MANAGER'S REPORT JULY 2021

SIDEWALK REPAIRS:

During the Spring Property Inspection, we found 78 locations where sidewalks that belong to the Association are raised, causing a tripping hazard. This project was approved by the Board at the June Board meeting. The contractor, Precision Safe Sidewalks was able to complete the work on July 20th, with six crews working in Fairlington simultaneously.



REPLACEMENT OF CONCRETE PATIOS AND STOOPS AT 4840-B S. 28th STREET, 4610 S. 31st ROAD AND 3032 S. BUCHANAN STREET. CATCH BASIN (Storm Drain) REPLACEMENT AT 2855 S. ABINGDON STREET:

The Board approved this work at the June meeting. The contractor, Edge Concrete, has replaced the two patios and the remaining work is scheduled for the week of August 2.

SEWER LINE REPAIRS AT 2943-2947 S. DINWIDDIE STREET:

This work was approved by the Board at the June Board meeting. The contractor, Dynamic Drain Technologies, successfully completed the relining of this sewer line on July 16th.



MASONRY REPAIR PROJECT – PHASE 7:

As approved by the Board of Directors at the April meeting, American Restoration started this phase of the Masonry Repair Program on May 10th. The buildings that were on the list, located in S. Buchanan Street, S. 31st Road, S. 29th Street and S. Woodrow Street are now complete. The contractor is now working on the 2800 block of S. Columbus Street (odd side). This phase includes mostly flat roof buildings, porches, and chimney caps at 18 locations. A spreadsheet is attached with details.



PAINING AND ROTTEN WOOD REPLACEMENT – FY2021 WARD II:

The Board approved at the April meeting the painting and rotten wood replacement in Ward II. Middeldorf Property Services started work on June 28th and has completed the sections of S. Columbus Street, S. 31st Street and S. Buchanan Street (even side) that are in Ward II. As of this report, they are working on the 4700 block of S. 30th Street.



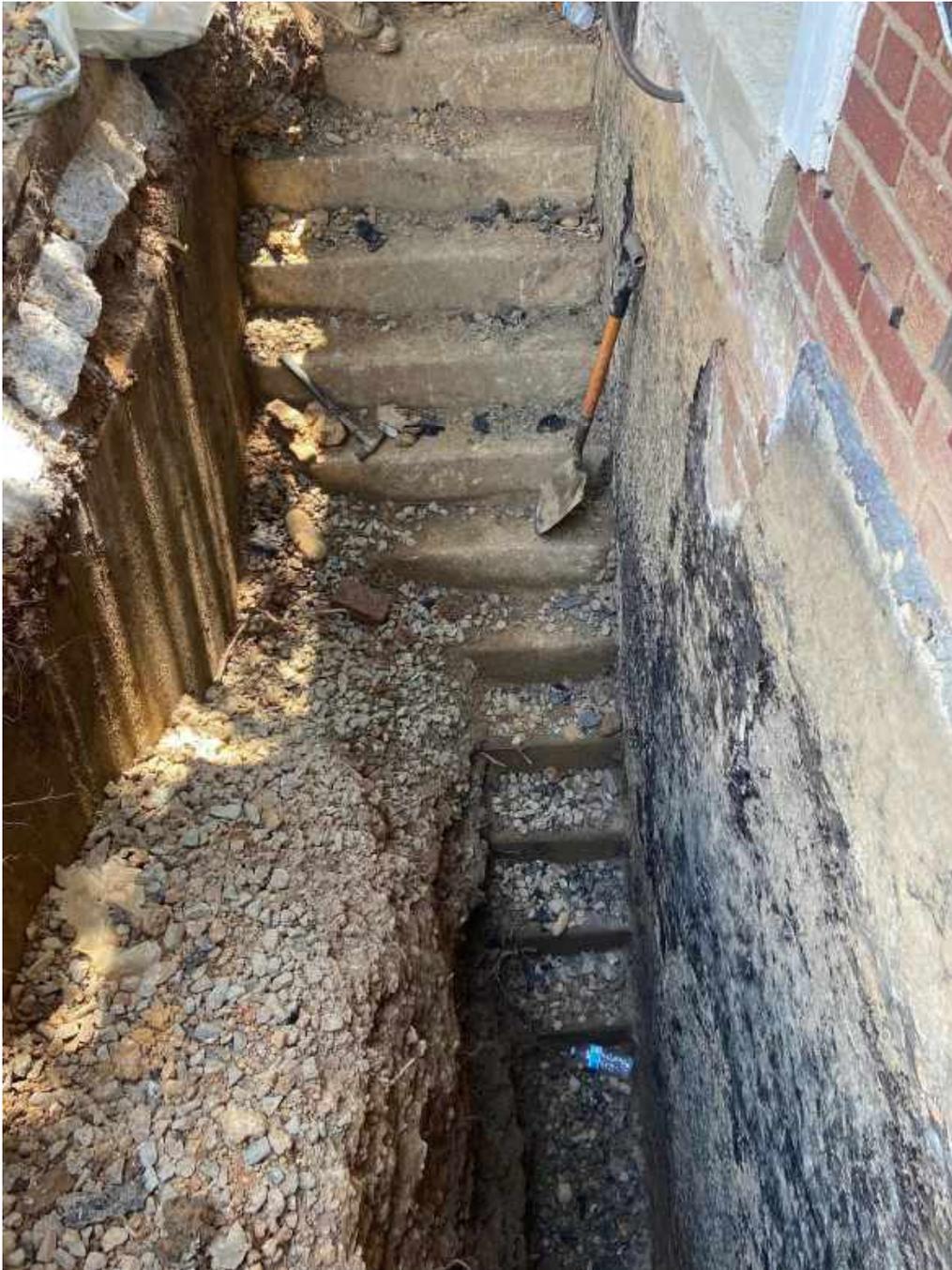
PITCHED ROOFS REPLACEMENT:

The Board approved at the March meeting the replacement of five roofs that were on the replacement schedule for FY2021. As of this report, Northern Virginia Roofing has completed the replacement of all five roofs. This year's program included the last roof with asbestos tiles that we had in the Community. We had a total of 12 original roofs with asbestos tiles that are now replaced with slate tiles.



FOUNDATION REPAIRS AT 4704 S. 30th STREET, A-1 & A-2:

The Board approved at the March meeting the repair of these foundation walls. As of this report, Basement Masters Waterproofing has completed the work and the County has inspected it and approved it. It was a very challenging process, where the original scope of work had to be changed to accommodate the massive stairs and concrete wall that were found at the rear of the A-2 unit.



ANNUAL PROPERTY INSPECTIONS:

The Maintenance Staff continues to work on the problems that were found during the property inspection. This includes fences, brick, hallways, etc.

SEWER LINES:

We did not have any sewer back-ups in July.

WATER LEAKS:

We had eight water leaks reported in July, as shown in the spreadsheet attached. Three of them were the responsibility of the owners and five of the Association.

WORK ORDERS:

We achieved 89.2% completion rate on work orders generated during the week ending on July 24. A copy of the work order tally report is attached. On the same report, you can see that we have 18 older work orders that are still open.

Respectfully submitted,

Miguel F. Gálvez
Facilities Manager

July 28, 2021

7/28/2021

MASONRY WORK PHASE VII FY2021

Building Number	Address		Start Date	Memo Residents	Scope	Notes
	Street	Number				
189	Columbus	2825-27	7/28/2021	7/22/2021	Front: Tuck pointing / Brick replacement/ joint Rear: Parapet Side: Cracks, joints, parapet Return: Tuck pointing Porch	
		2829-31	TBD		Porch	
190	Columbus	2833-35	TBD		Porch	
		2837-39	7/28/2021	7/22/2021	Front: Tuck pointing Rear: Tuck pointing Side: Tuck pointing Porch	
238	Columbus	2951	7/7/2021	7/2/2021	Porch	Done
191	29th St.	4829-31	7/7/2021	7/2/2021	Porch	Done
		4833-35	7/1/2021	6/28/2021	Front: Tuck pointing Rear: Parapet Side: Parapet Return: Parapet Porch	In Prog. In Prog. In Prog. In Prog. Pending
141	Buchanan	2721-23	5/10/2021	4/27/2021	Porch	Done
		2725-27	5/10/2021	4/27/2021	Front: Parapet Side: Tuck pointing Rear: Tuck pointing Porch	Done Done Done Done
140	Buchanan	2729-31	5/10/2021	4/27/2021	Front: Parapet, Tuck pointing Rear: Tuck pointing Side: Tuck pointing	Done Done Done
140	Buchanan	2735-37	5/10/2021	4/27/2021	1 vent Cap	Done
139	Buchanan	2743	5/10/2021	4/27/2021	Front: Crack, joint Porch	Done Done
		2745-47	5/10/2021	4/27/2021	Front: Tuck pointing Side: Tuck pointing, repair corner Rear: Tuck pointing - vent over Return: Tuck pointing Porch: Tuck pointing	Done Done Done Done Done
127	Buchanan	2849-51	5/18/2021	5/13/2021	Front: Parapet Side: Parapet Rear: Parapet	Done Done Done
4	31st Rd.	4616-18	6/23/2021	6/21/2021	Front: Tuck pointing Side: Tuck pointing, crack Rear: Tuck pointing, crack Return: Tuck pointing	Done Done Done Done

7/28/2021

MASONRY WORK PHASE VII FY2021

Building Number	Address		Start Date	Memo Residents	Scope	Notes
	Street	Number				
					Porch	Done
18	Woodrow	3050-52	6/4/2021	6/1/2021	Front: Parapet	Done
					Side: Parapet	Done
					Rear: Parapet	Done
83	31st St.	4817			2 vent Caps	Done
267	29th Rd.	4905			1 vent Cap	Done
183	28th St.	4878			Masonry work on vent	Done

7.26.21		WATERLEAKS JULY 2021						
Ward	ADDRESS	Units Affected	Damage	H/O	Responsibility Assoc. Contract	Problem	Date	
2	Abingdon 3024	TH	Water in the basement		X	Foundation	7/11/2021	
4	28th St. 4827-A	TH	Water in the basement		X	Foundation	7/11/2021	
2	Buchanan 3030	TH	Water in the attic		X	Roof	7/11/2021	
3	Abingdon 2812-A	TH	Water in the guest bedroom		X	Roof	7/6/2021	
6	Columbus 3006	A-2	Water in the hallway	X		HVAC in B-2	7/14/2021	
3	Abingdon 2660	B-1	Water in the kitchen	X		Kitchen sink in C-1 overflowed	7/16/2021	
1	Abingdon 3078	A-1	Water on bathroom ceiling	X		Tub's drain in B-1	7/19/2021	
5	29th St. 4810	A-1	Water in the basement		X	Common stack pipe	7/20/2021	

7/28/2021

TOTAL MAINTENANCE WORK ORDERS (IN HOUSE STAFF)

Open Older Work Orders	Work Orders Week Ending July 24 / 2021	Open		Completed	
		#	%	#	%
30	37	4	10.8	33	89.2

MAINTENANCE WORK ORDERS BY SERVICE (IN HOUSE STAFF)

Open Older Work Orders		
Service Code	#	%

Week Ending June 24, 2021	
#	%

Water Leak		0.0	0	0.0
Resale Home Inspection		0.0	2	5.4
Lighting		0.0	18	48.6
Caulking		0.0	1	2.7
Gutters-Vents		0.0	2	5.4
Doors / Closers / Locks		0.0	1	2.7
Painting		0.0	1	2.7
Extern. Rodent / Ants		0.0	2	5.4
Swimming Pools		0.0	0	0.0
Miscellaneous	6	33.3	6	16.2
Shutters		0.0	0	0.0
Plumbing		0.0	2	5.4
Intercoms		0.0	0	0.0
Carpentry		0.0	0	0.0
Fences / Gates		0.0	1	2.7
Roofs		0.0	1	2.7
Tennis Courts		0.0	0	0.0
Bricks	8	44.4	0	0.0
Window Wells	4	22.2	0	0.0
Comm. Center, etc.		0.0	0	0.0
Total	18	100.0	37	100.0