



Fairlington Villages,
A Condominium Association

FACILITIES MANAGER'S REPORT SEPTEMBER 2021

FOUNDATION REPAIRS AT 4911 S. 31st STREET:

The basement of this unit had sustained substantial water intrusion from the heavy rains that we experienced during the month of August. The exterior waterproofing that was done 20 years ago has failed due to the deterioration of the drain boards attached to the foundation wall. This item is on the agenda for Board approval at the October meeting.

SLATE ROOF PREVENTIVE MAINTENANCE:

Preventive Maintenance for slate roofs in Wards III and IV is on the schedule for FY2022. This work is on the agenda for Board approval at the October meeting. The Preventive Maintenance work will include replacing broken slates, removing deteriorated caulking, applying new sealant, and painting chimney and wall flashing. During this process, roofs will also be rated to determine their condition. This information will be used to establish the priority for roof replacements next spring.

FLAT ROOFS INSPECTION AND PREVENTIVE MAINTENANCE:

The replacement of the 91 flat roofs that we have in Fairlington started in 2005 and was completed in 2016. At least 50 of the 91 flat roofs have reached half of their typical useful life of 20 years and we have started to notice some deterioration, especially in the seams. To prevent any water damage to the units, it is recommended to inspect the roofs and to perform any repairs as needed. This work is on the agenda for Board approval at the October meeting.

BACK YARDS FENCE REPLACEMENT PROJECT – PHASE 2 (Ward II):

The Board of Directors approved at the August meeting to contract with Long Fence for Phase 2 of this project, that includes Ward II.

Long Fence is currently gathering the lumber that is needed so Phase 2 is still expected to start in late fall and be completed in April 2022. We have a total of 158 fences in Ward II.

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. As of this report, the contractor Edge Concrete has completed the work.

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, the contractor, Basement Masters Waterproofing has completed the work.

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. As of this report, the work has been fully completed. This phase included mostly flat roof buildings, porches, and chimney caps at 18 locations. A spreadsheet is attached with details.

PAINTING AND ROTTEN WOOD REPLACEMENT – FY2021 WARD II:

The Board approved at the April meeting the painting and rotten wood replacement in Ward II. Middendorf Property Services started the painting portion of the project on June 28th, and it was completed on August 13th. I did a walkthrough with the contractor to look at the rotten wood and I noticed a significant amount of wood that needs replacement, including structural wood like the gutter nailer and some of the 1X3 and 2X3 fillers that are not visible from the ground. This has not been the case in the past even though last year we started to see similar things in Ward III, where we had to spend a substantial amount of money (\$156,000) to replace 14,000 linear feet of rotten wood. The contractor has put together a list with pricing that includes the replacement of 25,600 linear feet of wood. The list is currently under review as the dollar amount is four times higher than what we expected, mainly due to a 35% increase in the price of PVC compared to last year.

ANNUAL PROPERTY INSPECTIONS:

The Maintenance Staff continues to work on the problems that were found during the property inspection, including fences and bricks. The work in the common hallways has been completed as of this report.

SEWER LINES:

We had one sewer back-up in September, caused by items that were improperly disposed of through the sewer line. A memo was delivered to all the units that share the sewer line. The line was inspected with our camera, and it is in perfect shape.

WATER LEAKS:

We had four water leaks reported in September, as shown in the spreadsheet attached. One of them was the responsibility of the Association. The remaining three were the responsibility of the owners.

WORK ORDERS:

We achieved 95.1% completion rate on work orders generated during the week ending on September 25th. A copy of the work order tally report is attached. On the same report, you can see that we have 10 older work orders that are still open.

FALL GUTTERS AND FLAT ROOFS CLEANING:

As we do every year, and depending on the weather, it is our expectation to start the fall gutter cleaning program on Monday, November 15. During this process, we will also clean the porch gutters and flat roofs. We will rent a 45-foot lift for this task.

SMOKE DETECTOR BATTERY REPLACEMENT:

All the batteries for the smoke detectors in the apartment buildings will be replaced starting October 18. During this process, we will also replace the smoke detectors that are missing or defective.

OUTSIDE WATER FAUCETS:

We expect to start working on turning off all the water valves that are within our control on Monday, November 8. This date could change, depending on the temperatures.

WINTER SEASON PREPAREDNESS:

As we do every year, all our snow removal equipment such as Spreaders, Plows, Blowers, Skid Loader (Bobcat) and the Kubota Tractor will be serviced in late October. The spreaders and plows will be installed in the vehicles before the Thanksgiving holiday.

Respectfully submitted,

Miguel F. Gálvez
Facilities Manager

September 29, 2021

9/21/2021		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 Porch	Done Done Done Done
		2829-31	9/7/2021	8/31/2021	Porch	Done
190	Columbus	2833-35	9/7/2021	8/31/2021	Porch	Done
		2837-39	7/28/2021	7/22/2021	Front: Tuck pointing Rear: Tuck pointing Side: Tuck pointing Porch	Done Done Done Done
249	28th St.	4914			Porch	Done
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	Done Done Done Done Done
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	Done Done Done

9/21/2021		MASONRY WORK PHASE VII FY2021				
Building Number	Address		Start Date	Memo Residents	Scope	Notes
	Street	Number				
					Return: Tuck pointing	Done
					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

9.29.21		WATER LEAKS SEPTEMBER 2021					
Ward	ADDRESS Name	ADDRESS #	Units Affected	Damage	Responsibility H/O Assoc. Contract	Problem	Date
4	28th St.	4851-A	TH	Water in the guest bedroom	X	Roof (flat)	9/13/2021
5	29th St.	4822	A-2	Water in the laundry room	X	Condensate line in B-2	9/17/2021
3	Abingdon	2876	A-2	Water on bathroom ceiling	X	Toilet in B-2	9/17/2021
2	Buchanan	3046	A-2	Water in the basement	X	Water heater in B-2	9/21/2021

9/29/2021

TOTAL MAINTENANCE WORK ORDERS (IN HOUSE STAFF)

Open Older Work Orders
23

Work Orders Week Ending September 25 / 2021	Open		Completed	
	#	%	#	%
41	2	4.9	39	95.1

MAINTENANCE WORK ORDERS BY SERVICE (IN HOUSE STAFF)

Open Older Work Orders		
Service Code	#	%

Week Ending September 25, 2021	
#	%

Water Leak		0.0	0	0.0
Resale Home Inspection		0.0	4	9.8
Lighting	1	10.0	9	22.0
Caulking		0.0	0	0.0
Gutters-Vents		0.0	1	2.4
Doors / Closers / Locks		0.0	3	7.3
Painting	1	10.0	0	0.0
Exterm. Rodent / Ants		0.0	3	7.3
Swimming Pools		0.0	0	0.0
Miscellaneous	3	30.0	11	26.8
Shutters		0.0	1	2.4
Plumbing	1	10.0	3	7.3
Intercoms		0.0	0	0.0
Carpentry		0.0	4	9.8
Fences / Gates		0.0	1	2.4
Roofs		0.0	0	0.0
Tennis Courts		0.0	0	0.0
Bricks	1	10.0		0.0
Window Wells	3	30.0	1	2.4
Comm. Center, etc.		0.0	0	0.0
Total	10	100.0	41	100.0