

## **Discussion Item**

**Warranty Painting Ward 1 and II**

# MEMO

**TO:** Scott Buchanan, President  
Mark Miller, General Manager  
CC: Board of Directors  
**FROM:** Dave Bush, At-Large Director  
**DATE:** August 17, 2020  
**SUBJECT:** Wards I & II Warranty Painting, Fascia Replacement, Louver Replacement

Two things came to my attention this week which generated me to write this memo. The first being the proposed article/letter-to-the-Editor submitted by Director Wildes and the second being the recent sale of a one-bedroom unit in the 300 Block for \$345,000. Both of these are intertwined.

Basically, I am asking that Management provide the Board with plans on how (1) it expects to expedite work this fall on Ward I and II warranty painting, (2) make sure that all façade wood replacements that have been installed in those Wards during the last two painting cycles or before are being maintained, and, (3) perform inspections to assure that roof tiles loosened or lost during replacement of gable-end louver units during or before that cycle are properly secured. A brief explanation of each follows (as much as possible I use examples from Bldg. 543, which is where I live):

**Warranty Painting:** How does management plan to inspect the 61 buildings to assure that paint is properly adhering to the façade fascia, door frames (both composite and wood) for all 335 front entry portals and doors, and all rake (aka verge)-boards. A number of the door frames at Bldg. 543 are now showing cracking and peeling. The rake-board at the building mid-point junction were not replaced with composite when the façade fascia, gable-end rake-boards and louver units were replaced – nor were they painted – so they are now in unsightly condition. The same is true for the gable-end rake board on Bldg. 517 at the entry to the Lyons Lane pool. I do not know if the rake-boards at Bldg. 543's mid-building-junction-point were slated for composite replacement along with the rest on the building, but at the least they need to be painted – I would hate to see these go unattended for another three years. Since all the work is under warranty there should be no cost involved.

**Composite Façade Fascia Replacement:** Because I was not on the Board at the time the contract was let to replace wood with composite, I do not know how many buildings in Wards I and II were to have all or some wood replaced – but there should be a follow-up to make sure that after two years the work is holding up to required standards. On Bldg. 543 the joints where the façade fascia boards meet now clearly show a dark lines and these need to be concealed in some way so the fascia appears as seamless as possible and does not distract from the overall look of the building.

**Louver Replacements and Lost/Loosened Roof Tiles:** When Dynasty replaced the louver units on Bldg. 543 I was able to observe the work. It took a good deal of force to remove each rake-board and in the process both the brick and roof-edge tile sustained damage. It should also be

noted that molding was installed as trim only on the bottom of the louver unit, but not along the portion of the rake-boards under the louver units, as on the original 1943 installation. As a result, the overall width of the rake-boards are different than the original and the paint line from the original continues to show on the brick. The force of removal loosened or detached a large number of roof-edge tiles (as I watched at least every other tile either fell off or was removed). Since the work was completed we have lost a number of tiles in these areas and I think that, at least in the 100 block, we should carefully follow-up to assure that Dynasty properly replaces tiles. I do not know if they have roofing expertise and, if not, we should have our expert company perform the work. I would also suggest that each louver be inspected in the interior of the attic to make sure each continues to be properly affixed.

So how is all this relative to the sale of a one-bedroom unit for \$345,000. Whether it is the Amazon effect or a general lack of our type of gracious park-like living, buyers are willing to pay more. Along with that will come a desire to expect better maintenance of the property. This requires that when we have the opportunity to follow-up on warranty we should do so, and we need to plan to that end.

I hope that Directors Cox and Wildes, my Ward I & II associates, will join me in asking that management provide a work plan and schedule as they too live in our “neighborhood” and understand the need to maintain the property to the highest proper standards. I hope management will be able to generate the valuable planning and schedule for execution of any needed work.