

Management Update September 16, 2020

Property Operations ongoing:

- Again, storms have caused several roof and minor unit leaks. Staff has been coordinating with the residents, the roofers and our painters to facilitate timely repairs.
- Pkfx staff have several landscape erosion projects underway that will move to completion now that staff has fully returned. Rear areas of 117, 514 and rear of 915.
- Our staff continues to use the necessary PPE including masks, gloves, boot covers and Tyvek suits (where needed) to reduce any risk of cross contamination. On Lyons are on hold pending permit issues on the City side.
- Crawl space started this week with building 814 and will continue through to November.
- PEX installations will began and are continuing. Notices to affected buildings have been delivered.
- Dynasty continuing on fascia and trim replacements in the 100's, (4 buildings completed to date)
- Ward 5 painting is continuing. Notices to affected buildings have been delivered.
- Door painting began last week. PKFX staff is in control of all keys and are with Palmer when this work is done.
- Palmer will begin the inspections of both Ward 1 & 2 for warranty work per the contract.

Maintenance Update:

- August: Maintenance staff short 1 due to illness. That staff member is currently on short term disability. We are awaiting update on possible return to work date. Additionally, 5 landscape staff were on off due to covid related issues.
- Plumbers
 - 105 tasks completed
 - Check all section storm drains and deliver sandbags
 - 27 Water Shut offs
 - 2 Cable assists
- Carpenters:
 - 75 tasks completed
- Painters:
 - 167 tasks completed
- Housekeeping:
 - 5 tasks completed
 - Laundry Room cleaning
 - Ground (pet waste)
- Landscaping:
 - 51 tasks completed
- Outside Contractors:
 - CLS continuing with tree work, both pruning and removals. CLS mowing as needed.
 - CLS, Almo and E&G completed front and side of 912 and 906 (see pictures)
 - Shrub work and bed clean ups
 - Almo completed additional tuck pointing to chimneys at buildings: 725 and 843.
 - Avon continuing settlement work at building 527 on Martha Custis Drive
 - Ruff Roofing completed 10 roof tickets (see attached)

Administrative Update:

- Main office is fully staffed.

Ruff Roofing

- 833 / 1635 Ripon Pl - cleaned and sealed hole in valley, relayed five rows of tiles
- 109/3124 Wellington Rd -replaced four damaged tiles, and installed new copper apron flashing
- 550 / 3751 Gunston - replacing 21 damaged tiles
- 705 / 1254 Martha Custis Dr – replaced 19 damaged tiles
- 717 / 3514 Gunston Rd - replaced 3 damaged tiles and relayed 1 tile,
- 953 / 1506 Mount Eagle Pl – reset flashing above door into the masonry and resealed
- 219 / 1905 Quaker Lane - repaired hole, sealed openings in brick masonry, cleared gutter of any debris, found clogged AC Drain
- 940 / 3504 Valley Dr – replaced 3 damaged tiles
- 310 / 3446 Martha Custis Dr – reattached downspout
- 403 / 1427 Martha Custis Dr – replaced 13 damaged tiles, installed new copper flashing.







