

## June 2025 Reserve Expenditures Resolution Worksheet

Date: August 20, 2025

### **Suggested Motion:**

“I move to approve the June 2025 Reserve Expenditures in the amount of \$225,828.66 with funds to come from GL 9901.015, Reserve Expenditures.”

2<sup>nd</sup>:

**Summary:** Attached are the June 2025 Reserve Expenditures.

### **Vote:**

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dave Bush				
Caitlin Counihan				
Lucille Eddy				
Elaine Lawler				
Jeff Lisanick				
Scott Mulrooney				
Mike Rothenberg				
Jim Wicker				

## June 2025 Reserve Expenditures

Codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
95-990101	Special Project 1	<u>\$8,395.00</u>	10227-05891	E&G Services	Waterproofing: Units 1925-1927; Excavate and water seal exterior at front of building between stoops. Excavate 6' depth, 3' wide x 16'. All hand-dug.
		<u>\$6,282.44</u>	10227-31689	E&G Services	Waterproofing: Units 1929-1931; Excavate and water seal exterior at front of building between stoops. Excavate 6' depth, 3' wide x 12'. All hand-dug.
		<u>\$7,605.00</u>	10227-41730	E&G Services	Crawlspace Venting: Installed 35'x3' PVC in crawlspace. Core drilled 3" hole on N. side of building. Installed exhaust 300 CFM exhaust fan. Poured gravel in well.
		<u>\$13,148.00</u>	10227-19293	E&G Services	Waterproofing: Units 1927-1929; Excavate and water seal exterior at front of building between stoops. Excavate 6' depth, 3' wide x 25'. All hand-dug.
		<b>\$35,430.44</b>			
95-9900100	Building Exterior	<u>\$1,150.00</u>	2025-0166	Almo Construction, Inc.	3919 Gunston Road; Removed and replaced the stone windowsill.
		<u>\$1,100.00</u>	2025-0172	Almo Construction, Inc.	3719 Gunston Road; Removed and replaced the stone windowsill.
		<u>\$990.00</u>	2025-0182	Almo Construction, Inc.	3316 Martha Custis Drive; Removed and replaced the stone windowsill.
		<u>\$2,640.00</u>	25-0174	Lighting Maintenance	Lights out in the main parking lot at 3612 Valley Drive. Repaired lights after discovering a baby squirrel in the fixture.
		<u>\$3,226.88</u>	2505-413088	TW Perry	10 HTL 87x28x3.5 Custom Triangle Louvers.
		<u>\$12,886.52</u>	2505-448081	TW Perry	40 HTL 87x28x3.5 Custom Triangle Louvers.
		<u>\$17,771.46</u>	H4603-521979	Home Depot	50 TimberTech/Azek Exterior Moulding Crown AZM-49 4"x3-5/8"x16' PVC. 450 TimberTech/Azek Exterior Moulding Shingle Mould AZM-210 11/16"x1-5/8"x16'.
		<u>\$2,584.00</u>	220017660002	Walker Consultants	Services from April 25 to May 29, 2025, included a site visit to observe existing conditions at building 712 and communications with owners and contractors regarding 2025 façade work.
		<b>\$42,348.86</b>			
95-9901202	Riser Replacement & Repair	<u>\$4,699.00</u>	10227-077420	E&G Services	Bldg. 707 Storm Drain Installation: Installed 30' of 4" schedule 40 PVC at the corner downspout at 3511 Valley Drive.
		<u>\$4,699.00</u>			
95-9901203	HVAC	<u>\$5,516.99</u>	S035530096.002	J&H Aitcheson	14 AOS 100187866 Burner Assembly for Waterheaters
		<u>\$5,057.45</u>	S035915116.001	J&H Aitcheson	30 AOS 100113151 Flame Sensor Rod Kit. 10 AOS 100271888 Spark Ignitor. 10 AOS 100191120 Spark Ignitor. (Waterheater Parts)
		<u>\$566.79</u>	S035915116.002	J&H Aitcheson	4 AOS 100113151 Flame Sensor Rod Kit. 1 AOS 100271888 Spark Ignitor. (Waterheater Parts)
		<u>\$3,706.97</u>	S035598104.002	J&H Aitcheson	4 B&G 1BL013LF Series PL 30B Lead Free. (Waterheater Parts)
		<u>\$2,878.57</u>	S035033419.001	J&H Aitcheson	5 AOS 100111040 Combines Controller F/BTH 199 100. (Waterheater Parts)
		<u>\$1,063.00</u>	i25921	C.L. Hibbard Plumbing, Heating & Plumbing	Replaced the circuit board in the water heater in the building and adjusted the gas pressure. Bldg. 803 found ground washer missing from CCB Board and gas valve defective. Replaced washer and gas valve.
		<b>\$18,789.77</b>			

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95-9900200	Building Interior		902608	Home Depot	Rental Unit 3554 MC - Washer & Dryer Replacement
		\$0.00			
95-9990102	Special Project 2	\$13,992.47	534QOM	LUX Foundation Solutions	1668 Fitzgerald Lane foundation repairs.
		\$3,113.75	10227-335026	E&G Services	Building 738 - Units 3348-3350 Gunston Road: Waterproofing - Excavate and water seal exterior rear of building. Excavate 6' depth, 3' wide x 16'. All hand dig.
		\$1,550.01	220017920001	Walker Consultants	Building 828 Settlement Assessments. Services for the period of May 1, 2025 to May 29, 2025 included site visit to perform interior portion of field work.
		\$18,656.23			
95-9900401	Swimming Pool	\$175.85	9171346	Home Depot	9 Ft. Aluminum Market Tilt Patio Umbrella
		\$54.86	8750121	Home Depot	5.5 LBS. Fillable Heavy-Duty Round Patio Umbrella Base.
		\$230.71			
95-9901222	Roof Maintenance	\$4,850.00	17926	Ruff Roofing	Tile Repairs: 3706 Holmes Lane; replaced 1 tile. 3321 Coryell Lane; replaced 7 tiles and ridge cap. 3205 Gunston Road; 3" pipe vent needed. 1751 Preston Road; replaced 12 tiles. 1727 Preston Road; replaced 7 tiles. 3107 Valley Drive; replaced 6 tiles. 3142 Martha Custis Drive; tool measurements for replacing metal.
		\$11,053.00	17941	Ruff Roofing	Tile Repairs: 6668 Fitzgerald; needs a 40' K gutter & accessories. 3217 Ravensworth Place; replaced 8 tiles & cleared debris. 3451 Martha Custis Drive; replaced 7 tiles & recaulked chimney. Installed new I&W sheild. 3205 Gunston Road; replaced pipe vent. 3573 Martha Custis Drive; gutter loose, replaced hangers & screws. 33142 Martha Custis Drive; performed inspection. 3111 Valley Drive; replaced vent & 12 broken tiles.
		\$2,925.00	18007	Ruff Roofing	Tile Repairs: 3744 Gunston Road; replaced damaged wood & replaced 10 tiles. 3107 Valley Drive; replaced 6 tiles. 3706 Holmes Lane; replaced 14 broken tiles. 1727 Preston Road; replaced 7 broken tiles. 1751 Preston Road; replaced 13 broken tiles.
		\$5,205.00	18033	Ruff Roofing	Tile Repairs: 1637 Preston Road; replaced 4 tiles. 3325 Martha Custis Drive; replaced 24 tiles. 3326 Martha Custis Drive; replaced 4 tiles. 3324 Martha Custis Drive; replaced 2 tiles.
		\$2,285.00	18034	Ruff Roofing	Tile Repairs: 3730 Holmes Lane; replaced 2 tiles. 1122 Valley Drive; replaced 9 tiles & 3 ridge caps. 3421 Martha Custis Drive; replaced 3 tiles. 3492 Martha Custis Drive; replaced 2 tiles.
		\$2,868.50	18051	Ruff Roofing	Tile Repairs: 1668 Fitzgerald Lane; replaced 40 ft of downspout. 3703 Lyons Lane; replaced 5 tiles. 3666 Gunston Road; replaced 3 tiles. 1431 Martha Custis Drive; replaced damaged wood & 3 tiles.
		\$2,333.00	18101	Ruff Roofing	Tile Repairs: 1670 Fitzgerald Lane; repaired gutter. 3326-3328 Coryell Lane; replaced 11 tiles.
		\$2,139.00	18102	Ruff Roofing	Tiles Repairs: 3472 Gunston Road; replaced 4 tiles. 1617 Fitzgerald Lane; replaced 4 tiles. 3218 Martha Custis Drive; roof inspection, vent in need of replacement.
		\$1,450.00	18103	Ruff Roofing	Tile Repairs: 3248 Martha Custis Drive; Used TPO & PVC to temporarily patch areas of tree damage.
		\$2,467.50	25967	Ruff Roofing	Tile Repairs: 3617 Gunston; Replaced 10 tiles. 1607 Mt. Eagle; Replaced 9 tiles. 3142 Martha; inspected metal flashing. Needs to be replaced.
		-\$960.00			Roof Maintenance

## June 2025 Reserve Expenditures

		<b>\$36,616.00</b>			
95-9900502	Electrical Switchgear	<u>\$390.08</u>	568067	Home Depot	4 Breaker BR 150 Amp 2-Pole 10k
		<b>\$390.08</b>			
95-9901213	Waterproofing	<u>\$775.00</u>	1031	Envirotex Environmental LLC	Mold Inspection - 3111 Valley Drive.
		<u>\$14,195.20</u>	3360-25-5	Envirotech Chem. Inc.	Mold - 3111 Valley Drive; Mobilized and installed air scrubbers with HEPA filters. Created a low-pressure environment to prevent the spread of any spores. Installed plastic cover from entrance door to stairs, attic, and bathroom area.
		<u>\$17,881.37</u>	3360-25-6	Envirotech Chem. Inc.	Change Order - 3111 Valley Drive: New installation and attic floor treatment. Bathroom rebuild; additional mold treatments. Removed and replaced drywall in the bathroom. Provided POD for additional storage.
		<b>\$32,851.57</b>			
95-9990103	Special Project 3	<u>\$7,890.00</u>	10270-132001	E&G Services	Crawlspace Gas Piping Replacement: Bldg 214 (4 units). Installed 110 feet of 1" black gas line - anti-corrosion, scheduled 40 pipe. Test the gas line with 100lb air pressure for a minimum of 12 hours before connecting back to the riser. Painted and labeled line. Installed two risers and two ball valves. Trenched in crawlspace for 10'-20' black steel gas line.
		<u>\$13,963.00</u>	10227-125049	E&G Services	Crawlspace Gas Piping Replacement: Bldg 215 (6 units). Installed 110 feet of 1" black gas line - anti-corrosion, scheduled 40 pipe. Test the gas line with 100lb air pressure for a minimum of 12 hours before connecting back to the riser. Painted and labeled line. Installed two risers and two ball valves. Trenched in crawlspace for 10'-20' black steel gas line.
		<u>\$13,963.00</u>	10227-16222	E&G Services	Crawlspace Gas Piping Replacement: Bldg 216 (6 units). Installed 110 feet of 1" black gas line - anti-corrosion, scheduled 40 pipe. Test the gas line with 100lb air pressure for a minimum of 12 hours before connecting back to the riser. Painted and labeled line. Installed two risers and two ball valves. Trenched in crawlspace for 10'-20' black steel gas line.
		<b>\$35,816.00</b>			
	<b>Total reserve expenses</b>	<b>\$225,828.66</b>			