

July 2025 Reserve Expenditures Resolution Worksheet

Date: September 17, 2025

Suggested Motion:

“I move to approve the July 2025 Reserve Expenditures in the amount of \$649,135.17 with funds to come from GL 9901.015, Reserve Expenditures.”

2nd:

Summary: Attached are the July 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				

July 2025 Reserve Expenditures

Codes	Reserve Item Description	Amount	Invoice #	Vendor	
95-9901213	Waterproofing	<u>\$1,100.00</u>	3360-26-9	Envirotech Chem. Inc.	3273 Martha Custis Drive - Mold Abatement. Mold testing in the kitchen. 1 air sample. 2 surface samples. Exterior air sample.
		\$1,100.00			
95-9990101	Special Project 1	<u>\$8,450.00</u>	10228-15264	E&G Services	Waterproofing: Bldg. 315, Units 3512-3514 Martha Custis Drive; Excavate and water seal exterior at front of building between stoops. Excavate 6' depth, 3' wide x 16'. All hand-dug.
		<u>\$4,197.50</u>	10228-49105	E&G Services	Waterproofing: Bldg. 315 Units 3510-3512; Excavate and water seal exterior at front of building between stoops. Excavate 6' depth, 3' wide x 8'. All hand-dug.
		<u>\$7,660.00</u>	10228-00365	E&G Services	Crawlspace Venting at bldg. 537: 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>\$12,675.00</u>	10228-00798	E&G Services	Waterproofing: Bldg. 315 Units 3508-3510; Excavate and water seal exterior at front of building between stoops. Excavate 6' depth, 3' wide x 24'. All hand-dug.
		\$32,982.50			
95-9990105	Special Project 5	<u>\$138,807.98</u>	3360-25-4	Envirotech Chem. Inc.	Building 712, 720, 721, 722, 724, 726, 729, and 730: Tuckpointing, Helifix masonry stitching repair system, helifix masonry repair tiles, façade mobilization and demobilization, façade removal, and replacement of exterior caulking.
		<u>\$128,546.45</u>	3360-25-7	Envirotech Chem. Inc.	Building 732, 734, 737, 205, and 207: Tuckpointing, Brick replacement, Helifix masonry stitching repair system, helifix masonry repair tiles, façade mobilization and demobilization, façade removal, and replacement of exterior caulking.
		<u>\$106,669.43</u>	3360-25-11	Envirotech Chem. Inc.	Building 213, and 214: Tuckpointing, Brick replacement, Helifix masonry stitching repair system, helifix masonry repair tiles, façade mobilization and demobilization, façade removal, and replacement of exterior caulking.
		<u>\$11,600.00</u>	2025-0203	Almo Construction, Inc.	Bldg. 817; Erect scaffolding at the side of the chimney. Tuckpoint mortar joints approx. 3'. Installed a new concrete cap on top of the chimney. Remove scaffolding.
		<u>\$2,190.00</u>	2025-0196	Almo Construction, Inc.	3736 Gunston Road; Rear of building - Erect scaffolding up to the second floor. Tuckpoint the first floor and the second floor.
		<u>\$2,495.00</u>	2025-0197	Almo Construction, Inc.	Bldg. 547 Lyons Lane; Side of building - Erect scaffolding up to the second floor. Tuckpoint the first floor and the second floor.
		\$390,308.86			
95-9900200	Building Interior	<u>\$125.00</u>	2510	Brian Mullins	Electrical Repairs: Installed a fixture in the master bedroom. Furnished and installed a new ceiling box to the existing wire. (Association Owned Unit)
		<u>\$14,871.30</u>	3360-26-8	Envirotech Chem. Inc.	Ceiling Repairs: 3276 Valley Drive. Repaired the dropped bedroom ceiling on the top floor.
		\$14,996.30			
95-9900100	Building Exterior	<u>\$2,600.00</u>	1114	Dynasty Community Services	Removal and installation of building plaques. Bldgs. 533, 547, 545, 542, 548, 546, 550, 549, 537, 539, 541, 543, 524, 526, 531, 401, 402, 405, 528. Total 130 plaques.
		<u>\$40,502.00</u>	3360-25-4	Envirotech Chem. Inc.	Façade Brick Replacement: Buildings 712, 720, 721, 722, 724, 726, 729 and 730.
		<u>\$705.93</u>	18906	Vinyl-Lite Window	Balance due - (2) Window replacement at 1615 Preston caused by a fallen tree.
		<u>\$33,962.88</u>	23605	Kolas Contracting Inc.	Exterior Carpentry Repairs to 33 buildings in Ward 2.
		<u>-\$863.18</u>	2410-S70705	TW Perry	8 - 10" Round poly cap and base permcast set. Tuscan style for round columns. (reversal voided check)

July 2025 Reserve Expenditures

		<u>\$12,595.49</u>	2904093	Home Depot	60 1"x12"x18" Veranda White REV PVC Trim. 156 AZEK S/O 21-20-62 Composit Decking.
		\$89,503.12			
95-9901202	Riser Replacement & Repair	<u>\$5,775.00</u>	10227-285012	E&G Services	Bldg. 216 - Crawlspace: Sewer line replaced. Removed and installed 80' of 4" scheduled 40 PVC.
		<u>\$5,775.00</u>	10227-299304	E&G Services	Bldg. 214 - Crawlspace: Sewer line replaced. Removed and installed 80' of 4" scheduled 40 PVC.
		<u>\$4,990.00</u>	2025-0195	Almo Construction Inc.	Bldg. 708 Valley Drive: Removed and replaced 30' x 4' landing with 8 risers. Patched back wall with Sika.
		<u>\$5,830.00</u>	10228-60280	E&G Services	Bldg. 102 - Crawlspace: Sewer line replaced. Removed and installed 80' of 4" scheduled 40 PVC.
		<u>\$7,508.50</u>	10228-44028	E&G Services	Bldg. 315 - Excavating/Strom Drain Installation. Installed 60' of 4" scheduled 40 PVC at the front of the building for drainage.
		\$29,878.50			
95-9901203	HVAC	<u>\$5,494.54</u>	S036037375.001	J&H Aitcheson	2 AOS 100187874 Gas VLV/Venturi Assembly. Nat Kit (old# 9008920005). 5 AO Smith 100187864 Blower motor Assembly for BTH-199-201.
		\$5,494.54			
95-9900203	Special Project 3	<u>\$7,945.00</u>	10228-31748	E&G Services	Crawlspace Gas Piping Replacement: Bldg 218 (4 units) Ravensworth Place; Installed 110 feet of 1" black gas line.
		<u>\$14,018.00</u>	10228-33084	E&G Services	Crawlspace Gas Piping Replacement: Bldg 217 (8 units) Ravensworth Place; Installed 110 feet of 1" black gas line.
		\$21,963.00			
95-9990102	Special Project 2	<u>-\$1,865.22</u>			Special Project 2
		<u>-\$8,450.00</u>	10227-359045	E&G Services	Building 953 - Units 1502 Mt. Eagle Place: Waterproofing - Excavate and water seal exterior rear of building. Excavate 6' depth, 3' wide x 16'. All hand-dig. (Reversal - Voided Check)
		<u>\$533.00</u>	18195	SRG Structural	Additional services for the period of April 1, 2025 - May 31, 2025 include phone and email communication with Alonzo.
		<u>\$5,629.42</u>	220017920002	Walker Consultants	Building 828 Settlement Assessments. Services for the period of May 29, 2025, to June 26, 2025, included a site visit to perform the interior portion of the field work.
		-\$4,152.80			
95-9900401	Swimming Pool	<u>\$95.40</u>	78191	Affordable Signs	1 Pool Sign
		\$95.40			
95-9901222	Roof Maintenance	<u>\$17,760.00</u>	18259	Ruff Roofing	Roof Repairs: 1615 Preston Road: Installed plank sheathing & installed new I&W sheild over exposed wood sheathing. Installed approx. 300 tiles. Replaced damaged gutter.
		<u>\$1,467.50</u>	17941	Ruff Roofing	Tile Repairs: 1600 Preston Road; Rake tile repaired. 3262 Martha Custis Drive; Replaced 3 broken tiles.
		<u>\$2,022.50</u>	18311	Ruff Roofing	Tile Repairs: 3746 Holmes Lane; Corner tile caused leak. Replaced 11 tiles. 3505 Martha Custis Drive; Replaced 20 tiles and 2 caps.
		<u>\$3,096.00</u>	18334	Ruff Roofing	Tile Repairs: 3218 Martha Custis Drive; Replaced pipe collar and 10 tiles. 3321 Coryell Lane; trees blocking access. 3530 Martha Custis; Resecured tiles on the side.
		<u>\$1,446.50</u>	18326	Ruff Roofing	Tile Repairs: 3302 Valley Drive; Replaced 28 tiles and 2 caps.

July 2025 Reserve Expenditures

		<u>\$1,540.00</u>	17741	Ruff Roofing	Tile Repairs: 3128 Wellington Road; Replaced 30' of downspout. 1647 Preston; Replaced 4' of gutter with 1 outside outlet.
		<u>\$2,318.00</u>	18086	Ruff Roofing	Tile Repairs: 1902 Quaker Lane; replaced 2 tile. 1903 Quaker; replaced 9 tiles. 3524-3534 Martha Custis; replaced 24 tiles and 1 ridge cap.
		<u>\$1,925.00</u>	17606	Ruff Roofing	Tiles Repairs: 3708 Holmes Lane; repaired 10' of wood and replaced caps and installed 8 tiles. 3101 Martha Custis; Temporary waterproofing applied to damaged cupola.
		<u>\$2,943.75</u>	17761	Ruff Roofing	Tile Repairs: 1615 Preston Road; Tree fell on the roof. Tarpd both sides of the roof. Proposal to follow.
		<u>\$959.00</u>	18327	Ruff Roofing	Tile Repairs: 1641 Fitzgerald Lane; Replaced 4 tiles.
		<u>\$13,017.00</u>	18422	Ruff Roofing	Tree Damage Repairs. 3248 Martha Custis; Performed scope of work as per contract #00065 specification 7/16 & 7/17.
		<u>\$2,030.50</u>	18441	Ruff Roofing	Tile Repairs: 3736 Gunston; Cleared trask from wall flashing. Cleared gutter and replaced 4 tiles. 3761 Gunston Road; Replaced 1 rake tile. 1627 Preston Road; Replaced 1 tile in leak area.
		<u>\$50,525.75</u>			
95-9900502	Electrical Switchgear		568067	Home Depot	4 Breaker BR 150 Amp 2-Pole 10k
		<u>\$0.00</u>			
95-9900309	Sidewalk Replacement	<u>\$2,470.00</u>	2025-0189	Almo Construction, Inc.	Building #223 Broiler Room: Installed new 6'x5' slab over metal decking reinforced with # 4 rebar.
		<u>\$1,900.00</u>	2025-0193	Almo Construction, Inc.	Building #225/223 Martha Custis Drive: Repaired flagstone sidewalk joints beteen 3260 - 3284 MC.
		<u>\$4,450.00</u>	2025-0192	Almo Construction, Inc.	Bldg. 208 3120-3122 Martha Custis Drive; Removed and replaced 10'x3.5' of sidewalk with two risers. Bldg. 223 3272 Martha Custis Drive; Removed and replaced 8' x 3.5 sidewalk. Removed and replaced 11' x 3.5 sidewalk with three risers.
		<u>\$8,820.00</u>			
95-9990104	Special Project 4	<u>\$760.00</u>	37514	Ravenswoth Welding Inc.	Rail Repair: 3126 Wellington Road, Exterior handrail repair - 3 post.
		<u>\$1,150.00</u>	37520	Ravenswoth Welding Inc.	Fabrication and Installation: 3626 Valley Drive. Exterior iron railing, decorative single top.
		<u>\$1,050.00</u>	37528	Ravenswoth Welding Inc.	Fabrication and Installation: 3620 Valley Drive. Exterior iron railing, decorative single top. 3'Hx6'L.
		<u>\$1,500.00</u>	37527	Ravenswoth Welding Inc.	Fabrication and Installation: 3616 Valley Drive. Exterior iron railing, decorative single top. 3'Hx11'L.
		<u>\$1,170.00</u>	2025-0199	Almo Construction, Inc.	3759 Gunston Road; Repair on fiser with Sika - Top 122
		<u>\$1,990.00</u>	2025-0205	Almo Construction, Inc.	3708 Lyan Lane; Patch 4 steps with Sika top 122.
		<u>\$7,620.00</u>			
	Total reserve expenses	\$649,135.17			