

August 2025 Reserve Expenditures Resolution Worksheet

Date: October 15, 2025

Suggested Motion:

“I move to approve the August 2025 Reserve Expenditures in the amount of \$132,654.69 with funds to come from GL 9901.015, Reserve Expenditures.”

2nd:

Summary: Attached are the August 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				

August 2025 Reserve Expenditures

Codes	Reserve Item Description	Amount	Invoice #	Vendor	
95-9900303	Gates, Fences and Retaining Walls	<u>\$1,950.00</u>	053025D	Alaska Fence Company	Fence Repair: Repaired the chain link fence at the parking lot across from 3618 Valley Drive.
		<u>\$7,500.00</u>	220018370001.00	Walker Consultants	Building 728 Retaining Wall: Services from June 27, 2025, to July 31, 2025, including a site visit for wall dimensions and design work.
		\$9,450.00			
95-9990101	Special Project 1	<u>\$10,101.00</u>	10228-80154	E&G Services	Waterproofing: Bldg. 108 Rear, Unit 3213 Gunston Road; Excavate and water seal exterior at rear of building. Excavate 5' depth, 3' wide x 25'. All hand-dug.
		\$10,101.00			
95-9990105	Special Project 5	<u>\$1,600.00</u>	2025-0207	Almo Construction, Inc.	Tuckpointing: Bldg. 508, 3724 Holmes Lane; Erect scaffolding up to the second floor. Tuckpoint the first floor and the second floor.
		<u>\$890.00</u>	2025-0212	Almo Construction, Inc.	Tuckpointing: 3251 Gunston Road; Rear of building - Tuckpointed bricks at the front stoop.
		<u>\$2,680.00</u>	2025-0213	Almo Construction, Inc.	Tuckpointing: Bldg. 1921 Quaker Lane; Rear of building - Erect scaffolding up to the third floor. Tuckpoint the corner of the building from ground level up to the third floor.
		\$5,170.00			
95-9900200	Building Interior	<u>\$5,720.44</u>	7322	Service Master Restore	3492 & 3494 Martha Custsi Drive; 1980 COM Construction.
		\$5,720.44			
95-9900100	Building Exterior	<u>\$1,425.00</u>	1201	Dynasty Community Services	Shutter Replacements: 3401 Valley Drive, Building 701: Replaced two shutters. 3512 Valley Drive, Building 938; Replaced eight shutters. 3601 Greenway Place Building 530: Replaced two shutters. 3130 Ravensworth Place, Building 212; Replaced two shutters. 3625 Gunston Road, Building 528: Replaced two shutters. 1533 Mount Eagle Place. Building 947; Replaced two shutters.
		<u>\$6,436.22</u>	220017660004	Walker Consultants	2025 Façade; Services for June 27, 2025 - July 31, 2025 regarding the medium priority buildings in the 200 and 700 block that are part of the 2025 façade repairs including communication with owners and contractor (Envirotech); site visits to observe the progress of the work.
		<u>\$13,900.00</u>	23598	Kolas Contracting Inc.	Millwork Restoration: Emergency service to complete millwork restoration at 1647 Preston Road, May 14th - May 19th. Removed cherrywood millwork that was painted by the restoration contractor. Mechanically stripped coat to bare wood. Applied stain and polyurethane clear coat to cherry millwork. Installed salvaged materials.
		\$21,761.22			
95-9901203	HVAC	<u>\$8,480.01</u>	S036253771.001	J&H Aitcheson	Water Heater Supplies: 12 Ignitor Assemblies for AO Smith BTH. 4 AOS 100111050 Blower Assemblies. 5 AO Smith Gas Valves.
		\$8,480.01			
95-9900203	Special Project 3	<u>\$7,890.00</u>	10228-90354	E&G Services	Crawlspace Gas Piping Replacement: Bldg 220 (4 units) Ravensworth Place; Installed 110 feet of 1" black gas line.
		<u>\$7,890.00</u>	10228-33006	E&G Services	Crawlspace Gas Piping Replacement: Bldg 221 (4 units) Ravensworth Place; Installed 110 feet of 1" black gas line.
		\$15,780.00			

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95-9990102	Special Project 2	<u>\$6,190.42</u>	220017920101.00	Walker Consultants	Building 822 and 828 Foundation Repairs. Services for the period of July 1, 2025, to July 31, 2025, included partial preparation of construction documents for foundation and façade repairs.
		<u>\$1,452.60</u>	220017920003.00	Walker Consultants	Building 828 Settlement Assessments. Services for the period of June 27, 2025, to July 31, 2025, for report writing at building 828.
		\$7,643.02			
95-9901222	Roof Maintenance	<u>\$1,930.00</u>	18666	Ruff Roofing	Tile Repairs: 1561 Mt. Eagle; installed tarp covering everything damaged. 3326 Coryell; Caulked the bottom of the valley, cleaned the valleys, and gutters. Replaced 1 tile.
		<u>\$2,265.00</u>	18665	Ruff Roofing	Tile Repairs: 3706 Layons; Replaced 3 broken tiles. 3103 Ravensworth; Measured valley metal - damaged and needs 18" to slip under. 1656 Mt. Eagle; Replaced 7 broken tiles.
		<u>\$803.00</u>	18667	Ruff Roofing	Tile Repairs: 3326 Coryell; Added gutter hangers to fix sag. 3601 Gunston; Replaced 2 tiles.
		<u>\$2,040.00</u>	18668	Ruff Roofing	Tile Repairs: 1500 Mt. Eagle; Replaced 3 broken tiles. 3709 Lyons; Recaulked counter flashing and cleaned out gutter. 3326 Coryell; Removed debris from clogged gutter.
		<u>\$480.00</u>	C-805502	NV Roofing	3745 Gunston Road; Supply and install snowbirds over new HVAC Split System
		<u>\$480.00</u>	C-805501	NV Roofing	3513 Valley Drive; Supply and install snowbirds over new HVAC Split System
		<u>-\$480.00</u>		NV Roofing	Supply and install snowbirds over new HVAC Split System
		<u>\$1,690.00</u>	23581	Ryans Landscaping	*Reclass to Operating 55-5537101 Tree Pruning and Removal. 3608 Valley Drive; Removed a large tree near tennis courts.
		<u>\$2,800.00</u>	24-1573	Prime Roofing and Exteriors	Tree Damage Repairs. Roof repairs at Building 943, 1573 Mount Eagle Place.
		\$32,611.00	24-171-2	Prime Roofing and Exteriors	Demolition on building 953 and roof materials received.
		\$44,619.00			
95-9990104	Special Project 4	<u>\$680.00</u>	37545	Ravenswoth Welding Inc.	Rail Repairs: 3264 Martha Custis Drive, Exterior handrail repair - 2 posts.
		<u>\$3,250.00</u>	37544	Ravenswoth Welding Inc.	Fabrication and Installation: 3759 Gunston Road Exterior iron railing, both sides at front porch and steps. Basic vertical pickets.
		\$3,930.00			
	Total reserve expenses	\$132,654.69			