

Reports

Maintenance Report

MAINTENANCE REPORT

January 11, 2026

EMERGENCY WORK PERFORMED

- December 11, 2025, Bldg. 103 Electrical Fire
- December 18, 2025, 700's Power Outage
- December 30, 2025, Bldg. 402 Tree Fell
- December 30, 2025, Bldg. 502 Tree Fell
- December 30, 2025, Bldg. 546 Tree Fell
- December 30, 2025, Bldg. 732 Tree Fell

ROUTINE MAINTENANCE

Daily policing of grounds for falling limbs and bulk trash. Over the past few weeks, the Operations Department completed inspections of equipment maintenance, shop cleaning, and safety.

- December 17, 2025, Bldg. 107 Hot Water Heater Replacement
- Plumbers continue to check boiler rooms and heaters for leaks.
- Trash Compactors
- Staff continue to clear storm drains in assigned areas.
- Sealing squirrel access points
- Association Owned vehicles cleaned weekly.

CONTRACTED REPAIRS

- December 9, 2025, Bldg. 524/3601 Tuck point
- December 11, 2025, Bldg. 304 Gas Line Replacement
- December 11, 2025, Bldg. 305 Gas Line Replacement
- December 15, 2025, Bldg. 959 Trim Replacement
- December 15, 2025, Bldg. 961 Trim Replacement
- December 19, 2025, Bldg. 811/1648 Attic Mold Remediation
- December 19, 2025, Bldg. 811/1650 Attic Mold Remediation
- December 19, 2025, Bldg. 527/1340 Soil Testing
- December 30, 2025, Bldg. 402 Tree Fell
- December 30, 2025, Bldg. 502 Tree Fell
- December 30, 2025, Bldg. 546 Tree Fell
- December 30, 2025, Bldg. 732 Tree Fell

INSPECTIONS

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| • Declining tree inspections | • Roofing inspections. |
| • Terracotta roofing tile inspection. | • Declining Stoops inspection |
| • Association Owned Windows Inspection | • Parking inlet inspection |
| • American Water | • Vinyl fencing inspection |
| • Split Systems | • Asphalt and concrete inspection |
| • Fire Marshal | • Crawlspace gas line inspection |
| | • Building trim inspection |

Additional Work Performed

- Bldg. 107 Watermain Repair
- Bldg. 602 Light Installed/Focal sign
- Monthly Safety Meeting
- 527/1340 Soil Testing
- Electrical Panel Report Updated

MAJOR PROJECTS

Gas Pipe Replacement: The Association is undergoing a multi-year project to replace the old declining gas pipes with the assistance of J.D Rellek inspections and staff findings. This project is being funded through Reserves Account. Completion is based on funds allocated to gas pipe replacement/removal project. **2 buildings were completed in the last month, leaving 208 buildings left for the completion of this project.**

Ward 5 Wood Trim Replacement: The Association is undergoing a multi-year project to replace the building wood trim with PVC. This project is being funded through Reserves Account. Completion is based on funds allocated to this project. **2 buildings were completed in the last month, leaving 78 buildings left for the completion of this project.** This work is in progress in Ward 5

Building Stoop Replacement: The Association is undergoing a multi-year project to replace declining stoops due to poor pitch or water infiltration. This project is being funded through Reserves Account and replacement is on as needed basis. **No stoops were replaced in the last month.**

Gutter Guard: The Association is undergoing a multi-year project to replace foam guard with a stainless rhino guard. This project is being funded through Reserves Account and replacement is on as needed basis. Complete. **No gutter guards were installed in the last month.**

Anticipated Work Coming Up

- Annual Fire Alarm Inspections
- Bldg. 822 and 828 Settlement Repairs
- Pulmonary Exams for staff members as required by OSHA
- Bldg. 536 Sidewalk Repair
- Annual Respirator Fit Testing
- Asphalt repairs
- Ward 5 Trim Replacement (In -Progress)
- Association owned Hydrant Replacement/Ravensworth Pl
- Pool A Replace Variable Speed Drive
- Maintenance Yard Office Repairs
- Heat Pump Replacement/Carpentry Shop
- Bldg. 919/1670 LUX, Grounds Stabilization (Inspection)
- 2026 Ward 3 Painting
- 2026 Ward 3 Trim Replacement

Landscaping Report

January 2026

- Ryans Landscaping removed [6] dead trees and [1] storm damaged tree
- Ryans Landscaping will remove [3] dead trees and [1] existing stump on 1/22 and 1/26/26
- [4] trees overhanging and damaging roofs were pruned on the Lancaster Landscape tree day
- Completed large retaining wall project at building #608
- Ongoing leaf removal with inhouse staff for areas not addressed by CLS prior to their contract expiring
- Pruning of roses and pyracantha near 395 overpass
- Perennial cutback in focal areas
- Ongoing extensive English ivy removal from hedge bases
- Constructed new gravel path and rebuilt steps adjacent to building #721
- Received pricing for [30] 2" caliper trees to be installed in Feb/March
- Engaged Lancaster Landscape about landscape design for main office patio enhancement
- Removed vegetation from units 3764/3766 Gunston Rd for waterproofing work
- Removed vegetation from units 3337- 3343 Martha Custis for waterproofing work
- Contacted Heartwood Nursery in PA about taking delivery of the 15' Holly tree in early March