

# Reports

## Maintenance Report

## **MAINTENANCE REPORT**

### **February 11, 2026**

#### **EMERGENCY WORK PERFORMED**

- January 19, 2026, Bldg. 217 Water Main Break
- January 21, 2026, Bldg. 227 Water Main Break
- January 26, 2026, Bldg., 942 Water Main Break

#### **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.

- January 12, 2026. Bldg. 602 Focal Sign Light Install
- Plumbers continue to check boiler rooms and heaters for leaks.
- Staff continue to clear storm drains in assigned areas.
- Sealing squirrel access points
- Snow and Ice Removal Sunday, January 25<sup>th</sup> thru Friday, February 6<sup>th</sup>

#### **CONTRACTED REPAIRS**

- January 9, 2026. Bldg. 306 Gas Line Replacement
- January 9, 2026. Bldg. 307 Gas Line Replacement
- January 14, 2026. Valley Drive Tennis Court Restroom lock Replacement
- January 19, 2026. Bldg. 955 Trim Replacement
- January 19, 2026. Bldg. 957 Trim Replacement
- January 19, 2026. Bldg. 536 Sidewalk Repair
- January 20, 2026, Bldg. 827/3337 Waterproofing
- January 20, 2026, Bldg. 827/3339 Waterproofing
- January 20, 2026, Bldg. 827/3341 Waterproofing
- January 20, 2026, Bldg. 902/3764 Waterproofing
- January 22, 2026, Bldg.723 Common Element Railing

#### **INSPECTIONS**

- Terracotta roofing tile inspection.
- Association Owned Window Inspection
- American Water
- Split Systems
- Roofing inspections.
- Attic Inspections
- Parking inlet inspection
- Vinyl fencing inspection
- Asphalt and concrete inspection
- Crawlspace gas line inspection
- Building trim inspection

### **Additional Work Performed**

- Bldg. 107 Watermain Repair
- 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. 206 buildings left for the completion of this project. 80 buildings have been completed. *A full list of buildings completed & buildings remaining will be included in next month's report.*

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. 76 buildings are left for completion of this project. This work is in progress in Ward 5. *A full list of buildings completed & buildings remaining will be included in next month's report.*

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.

### **Anticipated Work Coming Up**

- Annual Fire Alarm Inspections – March 9<sup>th</sup> & 10<sup>th</sup>
- Bldg. 822 and 828 Settlement Repairs – not scheduled yet
- Pulmonary Exams as required by Osha
- Annual Respirator Fit Testing
- Asphalt repairs
- Ward 5 Trim Replacement (In -Progress)
- Association owned Hydrant Replacement/Ravensworth Pl
- Gas line replacement
- Building Stoop Replacement
- 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 February 2026

**General Manager's Note:** Landscaping work was extremely limited the past 4 weeks due to the snow / ice storm. The landscaping crew was heavily involved in the clean-up and as of the writing of this report, the ground is still mostly covered by snow & ice. We expect Lancaster Landscaping to be out again the week of February 16<sup>th</sup>.

- Contractor removed 3 trees and pruned 1 on 1/22/26
- Ongoing Christmas tree pick up and shredding
- Leaf removal and winter clean up prior to 1/25/26 snow/ice storm
- Worked on snow/ice removal for 18 days

### To do once the snow melts

- Extensive turf repairs all around the community from front end loader damage during snow removal
- Install patio drain at Building #608
- Resume tree work with contractor
- Rebuild timber steps and gravel path adjacent to Building #726
- Tree removal adjacent to 3101 Ravensworth scheduled for 2/17/26 weather pending