

Management Update January 13, 2021

Property Operations ongoing:

- Roof repairs are ongoing. Ruff Roofers completed 18 tasks.
- Our staff continues to use the necessary PPE including masks, gloves, boot covers and Tyvek suits (where needed) to reduce any risk of cross contamination.
- Crawl space remediation: 126 buildings remain.
- PEX installations: 105 buildings remain.
- Gutter Guard Install: 77 buildings remain
- Management looking at trash/recycling options and solutions. Recommendations and proposals will be discussed at the Jan 23rd Budget Workshop meeting.

Maintenance Update:

- December: Maintenance staff short 1 due to illness. One staff member is currently on long term disability. We are awaiting update next week on possible return to work date. Will be discussed in executive session.
- Plumbers completed 96 tasks including the following common area repairs/inspections:
 - Check all storm drains and deliver sandbags if needed
 - Storm line jetting: 205, 832, 926 and 936
 - 3 new hydrant installations blds 215, 224 and 965
 - Sealed pipe chases buildings: 112, 533, 550, 606, 724, 726, 816, 827 and 948.
 - Crawlspace inspections/ replace sump pumps: 520, 534 and 941
 - Boiler Room inspections daily
 - Hot Water heater repairs: 534, 535, 911, 914 and 944
 - Boiler room water loop repairs: 204, 526 and 958
 - Hard pipe down spouts remove leaf catchers: 716, 724 and 730
 - Leak repairs: 516, 518 and 926
 - 26 Water Shut offs
 - Gas leak checks blds: 207/3386 MC and 956/1701 Preston
 - 2 Cable assists
- Carpenters:
 - 38 tasks completed
- Painters:
 - 47 tasks completed
- Exterior Crew:
 - 46 tasks completed
- Landscaping PKFX Staff:
 - 22 tasks completed
- Landscaping & Other Outside Contractors:
 - CLS has completed the 2nd round of leaf removals. The cycle will begin again with Round 3 as needed in later January.
 - CLS will be completing the fall/winter fertilization was completed on Dec 23rd.
 - Management investigating installation of chimney caps to eliminate both water infiltration and birds/bats.
 - Avon has completed settlement work at building 527 on Martha Custis Drive. Both SRG and Management will be meeting with Avon to review the punch list. Landscaping work including grading and installation of crib walls in the rear will begin in the next few weeks weather permitting.