

Turning the Corner: Update on 2017 Major Projects

Relandscaping:

1609-1639 Kenwood Ave

This area of the community took a battering when electric lines were replaced in 2015. Except for several trees, nearly the entire landscaping was torn up and had to be repaired.

Plan: Contaminated soil was to be replaced, and new sod and plantings were to be installed with the input of unit owners. Additionally, several landings and timber boxes were to be built consistent with the rest of the community. Work was performed in 2016 but most work was deferred to 2017.

Update: Largely completed.



Other Areas of the Community



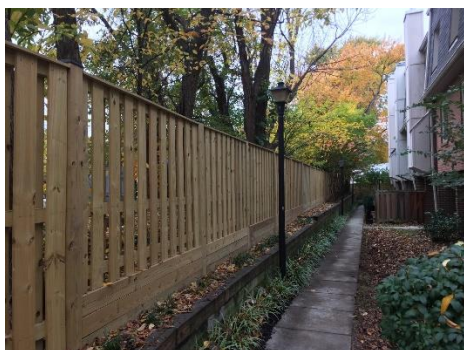
Window Box Replacements:

Throughout the Terrace Townhouses

Originally planned to be conducted in 2015, the wood coverings surrounding up to 15 of the Association's bay windows ("window boxes") had to be repaired or outright replaced.

Plan: This work entailed the replacement of the original 1" trim with a wider board that will withstand the elements longer. New wood coverings also had to be painted.

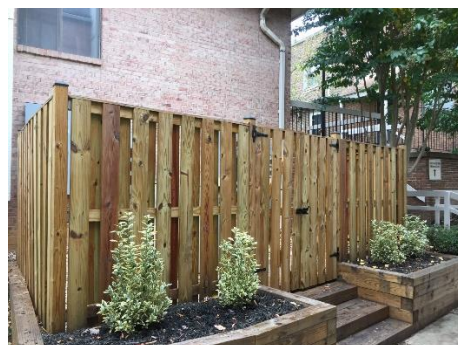
STATUS: Completed – all window boxes replaced or repaired.



Fence Replacements:

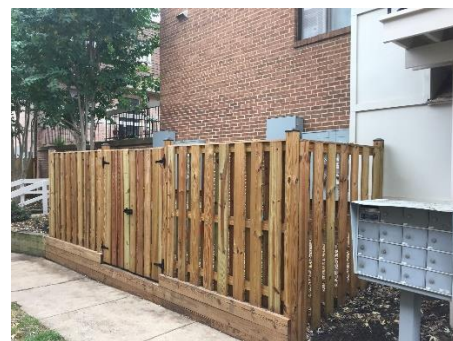
Virtually all of the perimeter fencing was in danger of collapse and had to be replaced.

Both of the fences around the transformers serving 1601-1647 Kenwood had to be replaced after the 2015 Electrical Projects.



Additionally the fencing around the dumpsters had to be replaced.

STATUS: All work completed.



Summary of Major Project Costs in 2017

Fencing Replacements	\$50,135
2017 Relandscaping Program	\$20,493
Removal of 11 Trees	\$16,372
Expansion of Maintenance Shed (Scheduled for December)	\$ 6,250
Window Box Repairs and Replacements	\$18,280
Fireplace & Chimney Box Repairs and Replacements	\$30,340
Foundation Repair at One Unit	\$19,148
Sewer and Plumbing Repairs	\$ 6,950
Concrete Stoop Repairs	\$ 2,710
Other Repairs	\$21,091
GRAND TOTAL:	\$191,769

