

Major Priorities for 2016

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 must be repaired.

Plan: Contaminated soil will be replaced, and new sod and plantings will be installed in the spring of 2016. Additionally, several landings and timber boxes will be built consistent with the rest of the community.

STATUS: In progress. New landings and planter boxes installed; new plantings in Spring, 2017.



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") must be repaired or outright replaced.

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

STATUS: Four window boxes replaced or repaired; others deferred to 2017.



Fence Replacements:

Rear of Dogwood Side and by Kenwood Ave Transformers

Replacement of the fence at the rear of the Dogwood Drive area will cost \$21,000. Both of the fences around the transformers serving 1601-1647 Kenwood must also be replaced.

STATUS: Transformer fences replaced. Perimeter fence work deferred to 2017.



Fascia Board Replacements Throughout the Terrace Townhouses



Rotting fascia board above the window.



Damaged fascia board above the gutter.



Fascia board warped away from building.

About one-third of the Association's fascia board were replaced in 2014. The rest suffered further damage and weathering from two consecutive harsh winters, and must be replaced in the near term as follows:

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| 1601 Kenwood Ave (Seal rake board) | 1700 Dogwood Ave (Paint fascia) |
| 1605 Kenwood Ave (Rotted rake board) | 1702 Dogwood Ave (Rotted fascia) |
| 1625 Kenwood Ave (Repair/Paint fascia) | 1708 Dogwood Ave (Rotted fascia) |
| 1629 Kenwood Ave (Rotted fascia) | 1710 Dogwood Ave (Cut and cap gutters at two chimneys) |
| 1643 Kenwood Ave (Rotted fascia) | 1718 Dogwood Ave (Rotted fascia) |
| 1645 Kenwood Ave (Rotted fascia) | 1722 Dogwood Ave (New trim, replace bottom rotted fascia) |
| 1647 Kenwood Ave (Rotted fascia) | 1726 Dogwood Ave (Replace rotted fascia, replace gutter) |
| 1649 Kenwood Ave (Rotted fascia) | 1728 Dogwood Ave (Paint downspout, replace rotted fascia) |
| 1651 Kenwood Ave (Rotted fascia) | 1730 Dogwood Ave (Replace rotted fascia & rake board trim) |
| 1655 Kenwood Ave (Rotted rake board) | 1734 Dogwood Ave (Rotted fascia) |
| 1655 Kenwood Ave (2 new split gutters) | 1736 Dogwood Ave (Replace rotted rake board) |
| 1657 Kenwood Ave (Rotted rake board) | 1740 Dogwood Ave (Rotted fascia) |
| 1661 Kenwood Ave (Rotted fascia) | 1746 Dogwood Ave (Replace rotted fascia & rake board) |
| 1667 Kenwood Ave (Rotted fascia) | 1748 Dogwood Ave (Rotted fascia) |
| 1669 Kenwood Ave (Rotted fascia) | 1748 Dogwood Ave (Replace rotted rake board & fascia and re-secure wood trim to chimney box) |
| 1679 Kenwood Ave (Secure & seal top of window box) | 1750 Dogwood Ave (Rotted fascia) |
| 1683 Kenwood Ave (Rotted fascia) | 1754 Dogwood Ave (Rotted fascia) |
| 1685 Kenwood Ave (Rotted fascia) | 1762 Dogwood Ave (Rotted fascia) |
| 1687 Kenwood Ave (Rotted fascia) | 1764 Dogwood Ave (Re-tap falling shingles) |
| 1691 Kenwood Ave (Rotted fascia) | 1766 Dogwood Ave (Replace rotted rake board) |
| 1695 Kenwood Ave (Rotted fascia) | 1770 Dogwood Ave (Rotted fascia) |
| 1701 Kenwood Ave (Rotted fascia) | 1772 Dogwood Ave (Rotted fascia) |
| | 1774 Dogwood Ave (Rotted fascia) |
| | 1776 Dogwood Ave (Paint fascia) |

STATUS: Completed