

From: [Kevin Lovett](#)
To: [Kevin Lovett](#)
Subject: Lake Forest Siding Renovation Project UPDATE
Date: Saturday, July 27, 2019 6:23:53 AM

Dear Lake Forest Owners,

Here is the next update on the Lake Forest Siding Renovation Project. The Construction Committee met this week to monitor and document the progress to date (please see attached photos). We are happy to report we are on schedule and on budget!

Here are some details on the progress to date:

- The backs of Buildings E & F are 95% finished and deck railings are to be completed this week. Finish work, including caulking around windows and siding, is to be completed in the coming weeks.
- All windows and doors have been installed and inspected in Building A and the interior trim will be installed and finished in the coming couple of weeks.
- Building A decks are now being replaced and this work should be completed by the end of July.
- Demo work (removal of siding, primarily) on Buildings B-D siding is underway and will be followed by window and door installations starting the week of the 29th.
- Building A-D Garages are undergoing demo as well with removal of the old siding. Work on the garage door seals and trim will be next along with installation of the new LP Diamond Kote siding. **If you haven't already been contacted by Ron Drake (our Owner's Representative) to ensure our construction crew has access to your garage, please reach out to him ASAP (ron.drake@ymail.com) to make arrangements.**
- The concrete pan in front of Buildings A-D has been replaced and now has heating cable installed ready for next winter!
- The drainage swale in the Lake Forest entryway is also in the process of being replaced and will be completed by month's end.
- The entryway steps (with an "angled" metal grate) to Building 1610 will be replaced with two steps and a level grate this coming week.

Also, **some important highlights** of this renovation work to be noted:

- The siding replacement around the eaves and chimneys has included proper sealing of attic spaces to mitigate pest (i.e., bat) problems. Without going into detail, suffice it to say some of our construction workers have confirmed we have been hosting some bat families.
- All lighted fixtures are being cleaned, painted, refinished, or replaced. LED lights are being installed throughout.
- During the renovation project, we have now discovered three serious structural and safety issues that underscore that this project is far from cosmetic. In addition to a rotten deck post and old railings that literally fell off the building when workers kicked them, we had a near disaster this week in Building A while

working on the 3rd level decks: as a worker was removing the deck railing, the deck began to separate from the building—it turned out that the deck's joist hangers had no fasteners to connect to the building and only the railing held the deck to the building. Fortunately, Ed Storako's crew was quick to move the lift machinery to stabilize the loose deck and there were no injuries. Needless to say, all of our new decks will be, and have been, secured properly to the buildings (with joist timber locks). Ed's crew is now in the process of carefully inspecting all remaining decks to confirm this is not a recurrent problem and to ensure the safety of everyone.

*******IMPORTANT: until all remaining (old) decks on Buildings A-D are inspected to make sure they are safe until replaced, caution should be used if decks are to be accessed. Once Ed's team has completed their inspection a notice will go out to all owners, and any unsafe decks will be identified and their use prohibited until replaced.*******

Finally, the Board and Construction Committee wish to acknowledge Ed Storako and his crew for their outstanding work—these workers have been at it dawn till dusk and with great attention to detail while keeping our complex reasonably clean in spite of the construction activity. If you happen to run into any of the workers, please extend a hand and a thanks!

Kathy Chinoy
Board President
David Ehrenberger
Construction Committee Chair
Dennis Murphy
Construction Committee