

# *Sentinel of Landmark*

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July 30, 2009

To: All Unit Owners and Residents

Re: Staff Update

Update: Front Elevation Exterior Repair Project Scope and Schedule

## **Staff Update**

The Property Manager will be out of the office from Wednesday, August 12<sup>th</sup> until Wednesday, August 19<sup>th</sup>. Contact Ms. Tonja Faggins, the Assistant Property Manager, for assistance with any matters during this time.

## **Update: Front Elevation Exterior Repair Project Scope and Schedule**

Please be advised that during the front elevation exterior repair project it was determined that additional EIFS and sealant repairs were necessary. Based on this information, the new project end date is January 18, 2010; only units facing Stevenson Avenue will be affected. We anticipate this project to last approximately three weeks per tier, weather permitting. Affected residents are required to take the following steps:

- Remove any and all items currently housed on the balcony, including plants and planters, balcony furnishings and satellite dishes;
- Remove screens from all windows excluding the balcony enclosure;
- Refrain from accessing or utilizing the balcony during the project time to allow for product application and curing.

All work will occur between the hours of 8:00 am and 5:00 pm, Monday through Friday. To ensure privacy, please close all blinds and window coverings as workmen will be on scaffolds directly outside your unit. Should inclement weather (such as rain or high winds) occur, please be advised that work will be completed on the next possible work day.

From June 22<sup>nd</sup> until September 21<sup>st</sup> the disabled parking spaces are relocated to the opposite side of the parking lot, facing Stevenson Avenue. Temporary signs are placed in front of each of the four parking spaces, as well as in front of the two access spaces. The current location is closed to prevent property damage and personal injury. Any vehicles without proper DMV authorization parking in the temporary disabled parking spaces will be towed without notice. From August 11<sup>th</sup> until November 23<sup>rd</sup> the first four spaces facing the building immediately adjacent to the east loading dock will be restricted from 7:00 a.m. until 5:00 p.m., Monday through Friday. Any vehicles parked in these spaces during the above listed times will be relocated without notice at the owner's expense. These spaces will be available for parking overnight and on weekends and holidays.

Please visit the information board adjacent to the mailbox area for diagrams and updated information throughout the project.

Should you require assistance with screen removal, or have any questions about the project, please contact the Management Office at 703.823.1951 or at [sentinel.condo@comcast.net](mailto:sentinel.condo@comcast.net).

## Sentinel of Landmark 2009 Front Elevation Exterior Repair Project

### Description of Work:

1. Scaffolding, mechanical lifts, etc. will be installed on the outside of the building to access work areas to properly and safely complete the work.
2. Needed protection, signs, barricades, etc. to protect the grounds, building features and pedestrians from damage or injury during the work will be installed.
3. New silicone sealant tape will be installed over existing sealant joints on all areas, except at the following locations:
  - a. Balcony door perimeters;
  - b. Balcony deck or ceiling to wall joints;
4. All glass-to-metal and metal-to-metal window joints will be sealed.
5. The following repair work as needed and on a unit price basis.
  - a. All deteriorated concrete surfaces will be patched.
  - b. All damaged, cracked or deteriorated EIFS will be repaired/patched.
6. New coatings will be applied to the following areas:
  - a. Two coats to all EIFS surfaces;
  - b. One coat to balcony soffits;
7. All areas soiled by the repair work will be cleaned.