



Stendall Place Sentinel

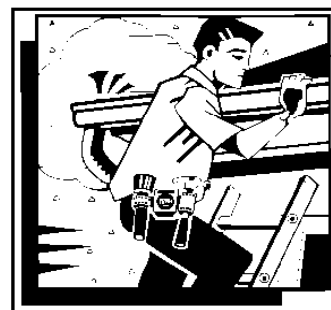
April 2017



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Re-Roofing Project - - Off & Running

The long-anticipated re-roofing project is about to begin. At the board/homeowner meeting on April 10, Stendall Place homeowners approved the budget for the roofing project. Look for Tekline trucks and crews to show up in early May. We're not going to tell you there won't be impacts on you, but we have done what we can to make sure things go smoothly. Here is some information you may want to know as we get started.



How long will this take? The contractor has 6 months to finish the work. If things go smoothly, and the weather cooperates, we hope to be done in under 5 months. That means completion sometime in September or October.

Where will they start, and when will my building be done? The contractor has divided the property into four groups. The group of six buildings in the southwest quadrant are up first, followed by the four buildings in the southeast quadrant, then the four buildings in the northeast quadrant, and finally the four buildings in the northwest quadrant. We can expect each quadrant will take five or six weeks to complete. In general, they will be working on one building at a time, but they may be roofing one building while they do tear-off on another, and misc. repairs on a third. Each building needs to be signed off as complete before they move on.

Will we be able to get around the circle? The street should only be blocked when materials are being delivered. Most materials will be lifted and stored on the roofs, so, for the most part, they won't be on the ground. There will be guest parking designated in each quadrant for staging during construction, so you can expect the guest spots near your home to be occupied for about six weeks when they are in your area, but all other spots will be available. There will be a "Honey Bucket" in the staging area for the crew, and we understand they often prepare and eat their meals on site.

What will they be doing? On each building, they will remove the old tile material into dumpsters, then plywood sheathing will be added to the roof, followed by new composition shingles. They will also be replacing all of the flashing, gutters and downspouts. If trim boards are rotting or damaged, they will be replaced. The stucco will be repaired where it is damaged. Each skylight will be removed, and they will be replaced if they are not in good shape. Some siding will need to be removed and replaced where flashings are installed, and there may be other misc. repairs. Most of this is part of the base bid, but some is additional, so there will be some judgement calls about what repairs to include.

There will be a period of time for each building when the gutters and downspouts are removed and will be replaced. During that time, there will be some stucco repair work near the entry of each unit.

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Re-Roofing Project {cont'd}

What do I need to do, and do I need to be home when they work on my roof? You do not need to be there. It will be quite loud, as you can imagine. The contractor will need to park a dumpster in a driveway of each building, and will need access to electrical outlets. The dumpster will be picked up numerous times during the day, as they fill up, but on occasion, may be left overnight. Because of that, you may not have access to your driveway for that night. Some materials may be placed in a driveway during the day, but it should be gone before nightfall.

You can expect some shaking during this process, so it would be best if you take fragile things off of walls and surfaces, and keep them protected. Remember that skylights will be removed, so protect items under or around skylights. Use sheets to cover items to protect them from falling dust and debris. If you have things stored in your attic, consider moving them or cover them during construction. Crews will do their best to protect your things and will pick up after themselves, but they are not responsible for broken items, or cleaning your attic.

What hours will they be working? They expect to have about three crews on site, or about 15 men. They will arrive around 7:30 in the morning, but will not start work until 8:00AM. They will work until about 6:00 PM. We will try to give you warning when your building is next, but be aware, there will be men on your roof throughout the day when they are working on your building, and we have skylights in our bathrooms. Enough said.

Will the plants, buildings, and site be protected? The contractor will be responsible, within reason, to make sure site features are not damaged, and will take precautions to cover and protect plants, lights and other items.

Will the building still be painted this year? We still expect the painting project to proceed in late summer. The painting will take about 6 weeks, and should start in August, so there will probably be some overlap. The repair work done by the roofing contractor will all be painted by the painting contractor, so be patient if there are areas on your unit that look unfinished for a while.

Will there be project updates? We will do our best to keep everyone updated on progress and what to expect next. We will use the newsletter, reports to the board, email, and posted notices at the mailbox kiosks.

What should I do if I have questions? Craig Hanway is the board representative on this project, so you should address questions or concerns to him (chanway@cad-inc.com, 206.282.4281). You can also contact Norm Hoglund at Tekline (norm@teklineroofing.com, 206.246.ROOF) if you have questions. Tekline will have a superintendent on site at all times. *But all questions, concerns and requests should be addressed to Craig Hanway.*

Watch your mail box for information about when the assessment for the roofs is due and how it is to be paid.

Information on Other Projects

1. The additional light fixtures that were ordered by some homeowners are on back order and should be delivered by mid-May.
2. Our options for paint colors will be applied to three homes for viewing in mid-May.

Directory Updates

By now all Stendall Place homeowners should have received their copy of the **2017 Stendall Place Handbook**. If you did not receive a copy, please contact Pam McElmeel at 206.327.9302 or pammcelmeel@comcast.net.



If during the next year you have changes to your directory information, please let Amy Knepp at Phillips Real Estate Services (206.694.1721 or aknepp@phillipsre.com) and Pam know. The following are changes or additions since publication.

Francisca Vega - email change - fjvega2@gmail.com.

Peter Minch - health/bldg emergency contact change - Stephen Minch at 425.941.4824.

Lauren Hohenstein & Steven Garrett

11803 Stendall Dr. N., #55

Lauren Cell: 303.808.8607

Work Phone: 206.740.6250

Email: hohenstein.lauren@gmail.com

Steven Cell: 314.323.6035

Email: garrett.steven@gmail.com

Health/Building Emergency Contact:

Elizabeth Spellicy/Gerald Hohenstein

Home: 303.494.3574

Work: 303.808.0667

Cell: 303.886.2572

Coming in May

The Stendall Place Landscape Committee will be hosting community work parties at 9:30am on May 6th and June 24th. Volunteers will meet at the island on the west side. These "parties" provide a good opportunity to get to know your neighbors while tidying up the neighborhood. Watch the mail box kiosks for further details. For more information, contact Sande Rook, at perforg2000@hotmail.com or 206.817.0664.

Neighborhood News

Thanks

Special thanks to Sande Rook and Joan Hanson for all their hard work in planting the perky primroses at the entrance. And thanks to Sande, Michael Bitterman, John Gallagher, Pat Highet, and Bernadette Hart for the clean-up jobs they have been doing this spring as weather permits.

Next Board Meeting

The next board meeting is May 16 at 7pm in the dining room of the E-Wing at Northwest Hospital. Homeowners are given time and the beginning of the meeting to ask questions or express opinions.

Welcome

Welcome to our new neighbors, Lauren Hohenstein and Steven Garrett, at 11803 SDN.

Needed!

The landscape committee is in need of a gas-powered weed whacker. If you have one you would like to lend, contact Sande Rook at perforg2000@hotmail.com or 206.817.0664.

Also Needed

Neighbors who have newly planted trees close to their homes are asked to volunteer to keep the water bags filled. These trees need to be watered regularly until they are established. If you would like to adopt a tree near you, let Sande Rook know.

Illegal Activity

From time to time homeowners may become aware of illegal activities that occur on Stone Way, the street we share with Home Depot. If you become aware of such activities, you are encouraged to contact the appropriate city department. The numbers are listed below. If we are vigilant then we may be able to reduce the incidents of illegal dumping and camping.

Illegal dumping 206/684-7587

Abandoned vehicles 206/684-8763

Illegal Camping 206/684-2489