

**Victorian Gables Architecture Committee Q4 2022 Report  
October 11, 2022**

Maintenance/Replacement Work Completed YTD

1. Window Wells Replaced - Units \_\_\_\_\_
2. Deck Rail Painting/Staining - All Decks with stainable surfaces
3. Fence Staining - Newer fences only
4. Garage Door Replacement - Unit 17
5. Fresh Air Roof Vent Caps - Units 3, 27
6. Roof Repairs for Water Leakage- Unit 23
7. Deck Support Post Had Been Collecting Water (Form cut away from cement) - Unit 11
8. Skylight Replacement - Unit 28 (north skylight)

Maintenance/Replacement Work Needing to Be Done Soon

1. Garage Door Repair or Replacement - Unit 9 (bottom panel rotting); \$2095 + painting
2. Garage Door Replacement - Unit 26 (severe panel warping) ; \$2095 + painting
3. Deck Support Post Repair - Unit #4 (rotting); no cost from Kestrel Builders (Don Scott)
4. Deck Surface No Longer Flat - Unit #32 (support beam warped); time and materials from Kestrel Builders
5. Mold from Water Seepage Around Window Well - Unit 36 (evaluate); window well contractor to take care of it, but may not happen until next year. Add more dirt for temporary fix.
6. Add Dirt Around New Window Wells - Units 2 front, 13 front, 14 front, 17 rear and what do we do with the bottomless pit at the phone box?, 19 rear, 26 both on the side need a decent amount of dirt, 27 rear, 32 front and side
7. Roof Repairs for Water Leakage on Front Door Porch - Unit 2; contact NoCo Roofing

Maintenance Anticipated for 2023

1. Gutter Cleaning (2x, budget \$1400)
2. Painting (budget \$5000)
3. Tuckpointing - Unit 36

Replacements Anticipated for 2023

1. Window Wells (15 to 16 total, budget \$27,000) - Units 3, 37, others TBD
2. Skylights (1 likely, budget \$1500)
3. Garage Doors (2 total, budget \$4500) - Units TBD
4. Concrete Sidewalks/Driveways (budget \$6000) - Units TBD