

LONG RANGE PLANNING COMMITTEE AGENDA
January 20, 2021
ZOOM MEETING

1. Determine a Quorum
2. Welcome Guests
3. Approval of Last Meeting Report
4. Chair's Comments
5. General Manager's Comments
6. Opportunity for Guests to Address Committee on Agenda Items
7. Unfinished Business
 - a. Annual Report
 - Property Value Trends
 - Draft Annual Report
8. New Business
 - How Best to Advise Board on Long Term Planning Issues
9. Opportunity for Guests to Address Committee on Non-Agenda Issues
10. Adjournment

LONG RANGE PLANNING COMMITTEE REPORT

November 18, 2020

ZOOM MEETING

Committee Members in Attendance- Allen Lindeman, Chair, John Wallace, William Dearing, Bill Junor, John Wallace, Bob Decicco, Nancy Henson, Denise McCammon, Secretary

General Manager White attended

Bruce Henson attended as a special guest.

1. Determine a Quorum- done

2. Welcome guests

Eleven guests and 2 Board Members in attendance

3. Approval of Last Meeting Report-done

4. Chair's Comments

5. General Manager's Comments- Short discussion pertaining to the two newly rebuilt CP4 units- sales, marketing and construction details were mentioned.

6. Opportunity for guests to address Committee on Agenda Items- Chair requested comments be done both as chats and/or as unmuted guests

7. Unfinished Business-

First item is to review the Committee's Annual Report to be presented in January. First under this heading is "Property Value Trends." Bruce and Nancy Henson will be the members who will research and detail this major section. Since this was the first opportunity for Bruce and Nancy to participate, there was some information given pertaining to the current market versus the time of year. As it usually is, due to holidays and tax time, sales are generally slow. However, Hensons have a good number of listings at the present.

Discussion as to the frequency of sales reports continued. Particular units and floor plans sell quickly. These are primarily the CP's and TH's. this makes a quarterly report difficult but possible annually. Other buildings and floor plans would be much

easier to track, compare and report on from a quarterly basis. Committee agreed to the presentation of an annual review for review.

Next item for discussion is that of the Draft report to be presented in February:

Committee Member Junor proposed putting a description/explanation of what the report contains and how it reflects in the community. If the report is not explained to the readers, they will lose interest in it and turn off any interest they may have. Explanations as to issues affecting the community in the long run and the successes and resolutions and, perhaps, things which did not go so well. Committee agreed with this idea.

Chairman had thought about this in advance and had prepared, on letterhead, a Long Range Planning Committee Report to be submitted with the extensive issues the Committee has discussed and studied in 2020. The three main topics include Property Values Trends, a working relationship with Jon Rea concerning plumbing tracing in the Alpha Buildings and the situation, study and repairs on the 4 parking structures.

Discussion followed concerning lightening protection on the buildings. Some members felt it should be explained to the board the issue has not been dropped but sidelined due to excessive costs of implementing such protection. The chances of any building are slim and the cost per building is estimated to be \$50,000 per building. Lightening risk remains an ongoing concern.

8. New Business- questions and discussion concerning fire alarm system and its shortcomings. This will be put off until a meeting in early 2021. The feeling is to investigate new technology in the market. At the present, building alarms are confusing and procedures to report a fire are not clearly understood by many residents.

9. Meeting wrap up followed- Chairman noted he would make suggested corrections and send corrections to committee members to review prior to submission to the Board in February.

Meeting adjourned at 11:28 A.M.

Next meeting will be held at 10 A.M. on January 20, 2021

Property Value Trend Tracking

The Long Range Planning Committee feels that monitoring the changes in property values in Heather Gardens as compared to other Denver Metro communities provides a worthwhile way to measure whether the Association is properly protecting the interests of members.

To that end, Bruce Henson has prepared the attached data. The residences selected for comparison were all built between 1976 and 1986, so they are roughly the same age as our properties. They all have very similar floor plans and range in size from 1,800 to 2,200 square feet. All are two story, homes with three bedrooms two baths upstairs and a two-car garage. There enough of them to provide reliable median sales prices every year.

The homes selected for comparison in Heather Gardens are the Somerset and Alpha A units. Again, they have uniform floor plans and are the most numerous units in Heather Gardens, so there will be enough annual sales to provide reliable median sales prices.

The goal is not to compare absolute price differences, but rather trends in the changes in sale prices. Bruce's data shows that home prices have risen more quickly in surrounding comparable communities than here in Heather Gardens during the four years since 2016. The Committee feels that gathering and examining this data on an annual basis will provide useful information for future Boards.

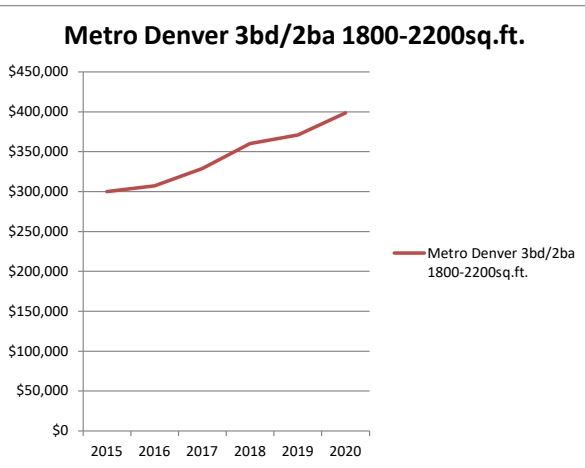
For those who want to examine the data closely, Bruce suggests that you disregard changes in 2020. Covid had a very distorting impact on the activities of home buyers, especially those 55 years of age and older. A more valid comparison would be changes during 2019.

| | | | | | | |
|--------------|-----|-----------|-----------|-----------|-----------|-----------|
| Denver Metro | % | | 7.17% | 17.26% | 20.85% | 29.97% |
| | \$ | \$307,000 | \$329,000 | \$360,000 | \$371,000 | \$399,000 |
| | # | 234 | 267 | 244 | 251 | 251 |
| | DOM | 6 | 6 | 6 | 7 | 5 |
| | | 2016 | 2017 | 2018 | 2019 | 2020 |

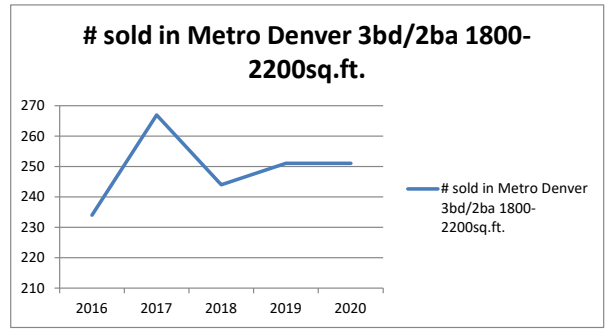
| | | | | | | |
|------------|-----|-----------|-----------|-----------|-----------|-----------|
| Somerset A | % | | 7.89% | 22.29% | 21.32% | 15.11% |
| | \$ | \$208,534 | \$225,000 | \$255,000 | \$253,000 | \$240,050 |
| | # | 17 | 20 | 25 | 27 | 16 |
| | DOM | 12 | 16.5 | 9 | 41 | 40 |
| | | 2016 | 2017 | 2018 | 2019 | 2020 |

| | | | | | | |
|---------|-----|-----------|-----------|-----------|-----------|-----------|
| Alpha A | % | | 0.71% | 17.14% | 21.43% | 13.86% |
| | \$ | \$175,000 | \$176,250 | \$205,000 | \$212,500 | \$199,250 |
| | # | 26 | 26 | 25 | 35 | 21 |
| | DOM | 33 | 23 | 39 | 51 | 61 |
| | | 2016 | 2017 | 2018 | 2019 | 2020 |

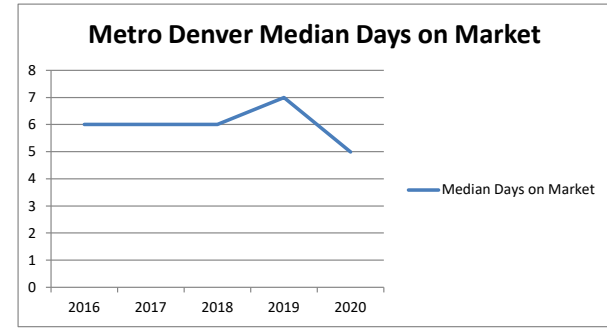
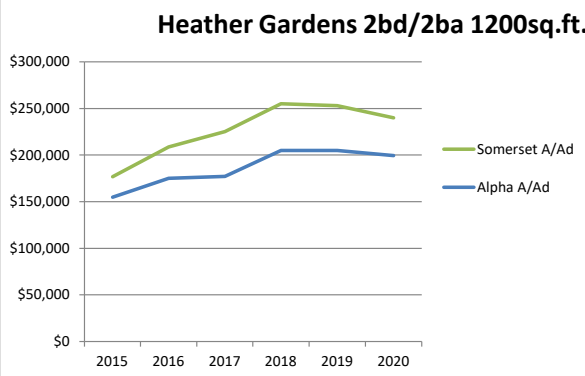
| Metro Denver 3bd/2ba 1800-2200sq.ft. | |
|--------------------------------------|------------|
| Year | 2200sq.ft. |
| 2015 | \$300,000 |
| 2016 | \$307,000 |
| 2017 | \$329,000 |
| 2018 | \$360,000 |
| 2019 | \$371,000 |
| 2020 | \$399,000 |



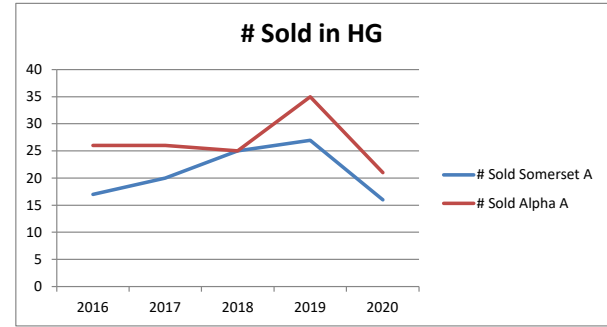
| Somerset | | |
|----------|------------|-----------|
| Year | Alpha A/Ad | A/Ad |
| 2015 | \$155,000 | \$177,000 |
| 2016 | \$175,000 | \$208,534 |
| 2017 | \$177,000 | \$225,000 |
| 2018 | \$205,000 | \$255,000 |
| 2019 | \$204,750 | \$253,000 |
| 2020 | \$199,250 | \$240,050 |



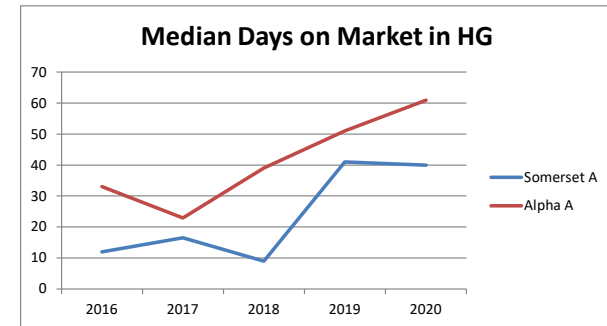
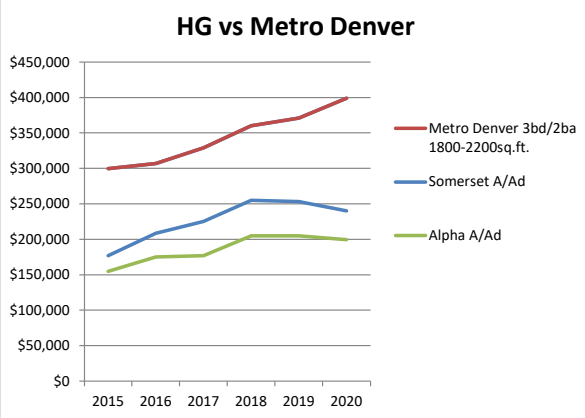
| # sold in Metro Denver 3bd/2ba 1800-2200sq.ft. | | |
|--|------------|-----------------------|
| Year | 2200sq.ft. | Median Days on Market |
| 2016 | 234 | 6 |
| 2017 | 267 | 6 |
| 2018 | 244 | 6 |
| 2019 | 251 | 7 |
| 2020 | 251 | 5 |



| Somerset A | | |
|------------|------------|-----------------------|
| Year | Somerset A | Median Days on Market |
| 2016 | \$208,534 | 12 |
| 2017 | \$255,000 | 16.5 |
| 2018 | \$255,000 | 9 |
| 2019 | \$253,000 | 41 |
| 2020 | \$240,050 | 40 |



| Alpha A | | |
|---------|-----------|-----------------------|
| Year | Alpha A | Median Days on Market |
| 2016 | \$175,000 | 33 |
| 2017 | \$176,250 | 23 |
| 2018 | \$205,000 | 39 |
| 2019 | \$212,500 | 51 |
| 2020 | \$199,250 | 61 |

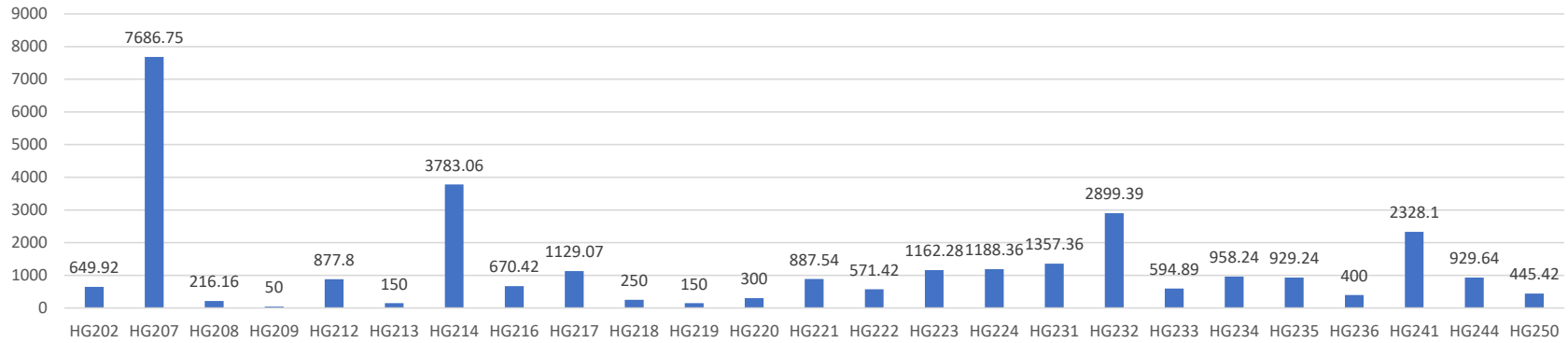


| # Sold | |
|--------|------------|
| Year | Somerset A |
| 2016 | 17 |
| 2017 | 20 |
| 2018 | 25 |
| 2019 | 27 |
| 2020 | 16 |

Year # Sold Alpha A

Sum of Cost Total Actual

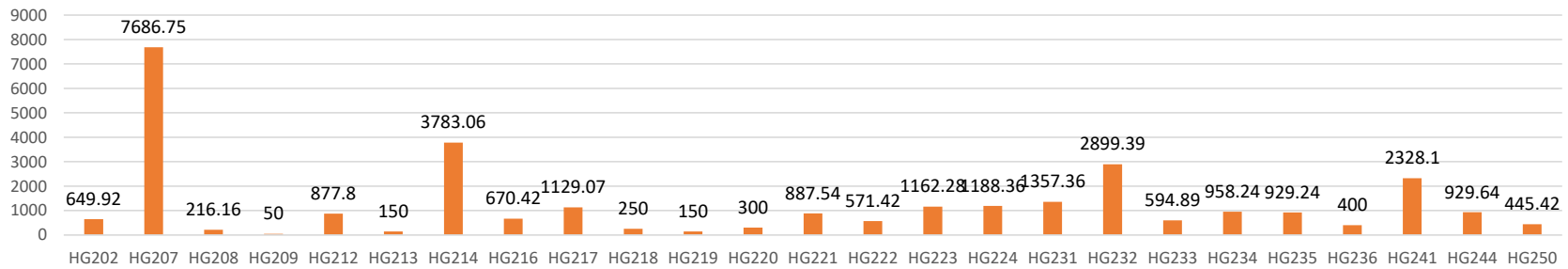
Cost Total by Building ID



Building ID

Sum of Cost Total Actual

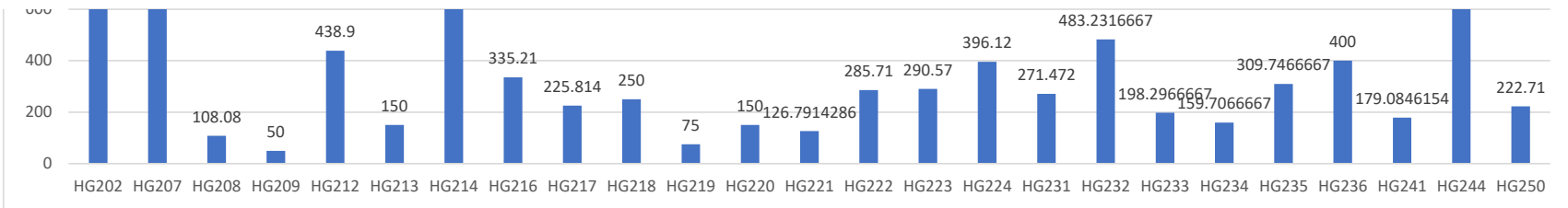
Cost Total by Building ID



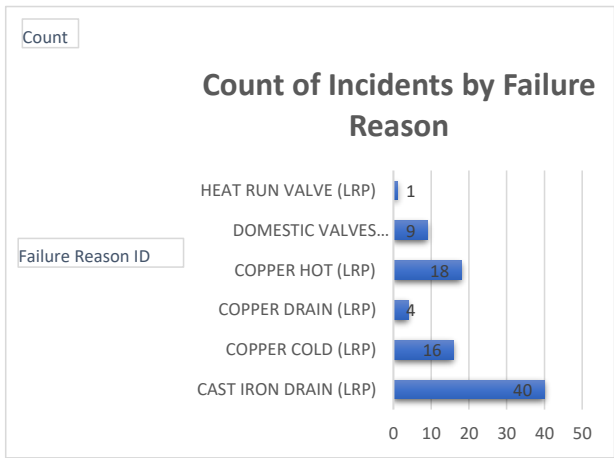
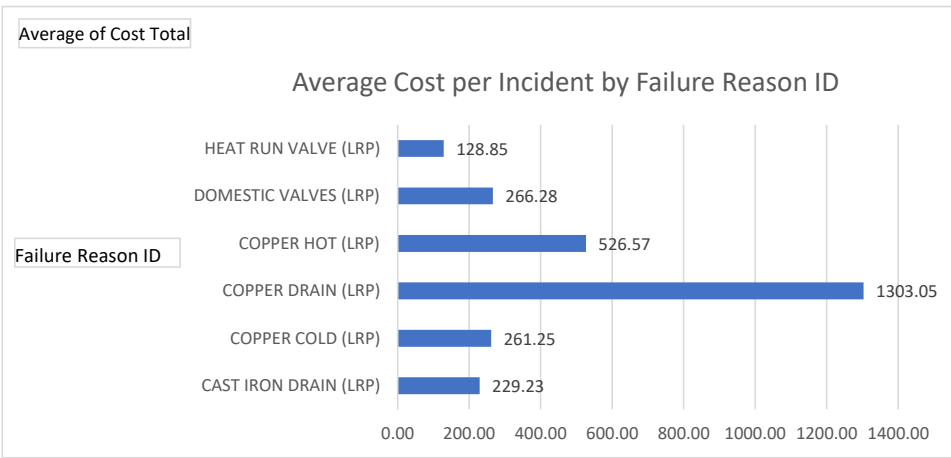
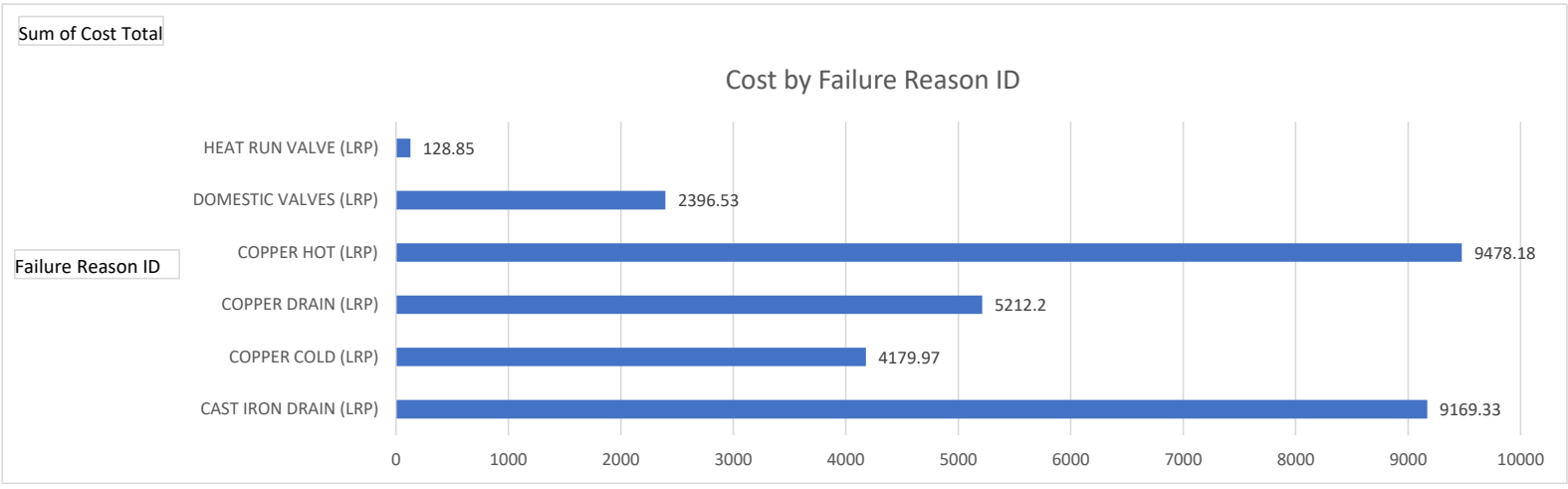
Building ID

Average Cost per Incident by Building ID





| Building ID | Sum of Cost Total Actual | Count | Average of Cost Total Actual |
|-------------------|--------------------------|-----------|------------------------------|
| HG202 | 649.92 | 1 | 649.92 |
| HG207 | 7686.75 | 8 | 960.84 |
| HG208 | 216.16 | 2 | 108.08 |
| HG209 | 50 | 1 | 50.00 |
| HG212 | 877.8 | 2 | 438.90 |
| HG213 | 150 | 1 | 150.00 |
| HG214 | 3783.06 | 5 | 756.61 |
| HG216 | 670.42 | 2 | 335.21 |
| HG217 | 1129.07 | 5 | 225.81 |
| HG218 | 250 | 1 | 250.00 |
| HG219 | 150 | 2 | 75.00 |
| HG220 | 300 | 2 | 150.00 |
| HG221 | 887.54 | 7 | 126.79 |
| HG222 | 571.42 | 2 | 285.71 |
| HG223 | 1162.28 | 4 | 290.57 |
| HG224 | 1188.36 | 3 | 396.12 |
| HG231 | 1357.36 | 5 | 271.47 |
| HG232 | 2899.39 | 6 | 483.23 |
| HG233 | 594.89 | 3 | 198.30 |
| HG234 | 958.24 | 6 | 159.71 |
| HG235 | 929.24 | 3 | 309.75 |
| HG236 | 400 | 1 | 400.00 |
| HG241 | 2328.1 | 13 | 179.08 |
| HG244 | 929.64 | 1 | 929.64 |
| HG250 | 445.42 | 2 | 222.71 |
| Total Cost | 30565.06 | 88 | Average per Incident |
| | | | 347.33 |



| Failure Reason ID | Sum of Cost Total | Count | Average of Cost Total |
|-----------------------|-------------------|--------------|-----------------------------|
| CAST IRON DRAIN (LRP) | 9169.33 | 40 | 229.23 |
| COPPER COLD (LRP) | 4179.97 | 16 | 261.25 |
| COPPER DRAIN (LRP) | 5212.2 | 4 | 1303.05 |
| COPPER HOT (LRP) | 9478.18 | 18 | 526.57 |
| DOMESTIC VALVES (LRP) | 2396.53 | 9 | 266.28 |
| HEAT RUN VALVE (LRP) | 128.85 | 1 | 128.85 |
| Total Cost | 30565.06 | Total | Average per Incident |
| | | 88 | 347.33 |

| Problem Number | Work Order # | Status | Issue Date | Issue Name | Reason | Unit | Room | Est. Labor Hours | Est. Cost | Actual Labor Hours | Actual Cost | Est. Material | Actual Material | Est. Cost | Actual Cost | Failure Reason | Building ID | |
|-----------------------------|--------------|--------|------------------|--|---|------|--------------|--|-----------|--------------------|-------------|---------------|-----------------|-----------|-------------|---------------------|----------------|-------|
| Plumbing - Routine | 89316 | CLOSED | 4/27/2020 1:47 | BUDG 203 CENTER STARBUCK | Repair 2 inch domestic hot water pipe leak in ceiling around unit 105 | 105 | LABOR REPORT | 0.5 | 0 | 0.5 | 0 | 0 | 0 | 0 | 0 | Plumbing - Routine | HE2027 | |
| Uncontrolled Water | 18184 | CLOSED | 12/31/2020 10:12 | BUDG 207 UNIT 112 Alpha | Called Jim. Resident says she has water on her kitchen and living room floor. she also noticed water marks along her baseboards | 112 | LABOR REPORT | 11 | 550 | 0 | 0 | 38.02 | 588.02 | 0 | 0 | COPPER COLD LRP | HE2027 | |
| Uncontrolled Water | 5185 | CLOSED | 9/25/2020 1:59 | BUDG 207 UNIT 301 Alpha | Called Jim. security reported resident called and said wet carpet in pantry. | 301 | LABOR REPORT | 1 | 50 | 0 | 0 | 258.1 | 0 | 0 | 0 | COPPER DRAIN LRP | HE2027 | |
| Painting and Drywall Repair | 5186 | CLOSED | 4/28/2020 1:08 | BUDG 207 UNIT 301 Alpha | Patch hole in wall (section 4) | 301 | LABOR REPORT | 8 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER DRAIN LRP | HE2027 | |
| Painting and Drywall Repair | 5184 | CLOSED | 4/2/2020 11:28 | BUDG 207 UNIT 301 Alpha | Patch wall inside front doorway, will need 3/8 sheetrock 48 in. by 8 ft. Rose Ann Harth. Rose Ann Harth | 301 | LABOR REPORT | 0.25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER DRAIN LRP | HE2027 | |
| Uncontrolled Water | 7143 | CLOSED | 7/16/2020 3:31 | BUDG 207 UNIT 301 Alpha | Carpet Over - Inside Christine An Rosemary reported in unit water damage | 301 | LABOR REPORT | 3.4 | 175 | 0 | 0 | 248.1 | 0 | 0 | 0 | COPPER DRAIN LRP | HE2027 | |
| Uncontrolled Water | 11435 | CLOSED | 8/27/2020 11:33 | BUDG 207 UNIT 108 Alpha | MASTER - DO NOT UOETI, ALL WORK IS COMPLET AND ALL INFO INCLUDED. NODM/NODM/NODM/Floor in hallway is wet. Water coming up between laminate wood flooring NODM/NODM/NODM/From W0R11214. Repair pin hole leak, replace 1/2 copper supply lines, remove fans, have flooring replaced and hole in wall repaired. | 108 | LABOR REPORT | 30 | 200 | 0 | 0 | 1673.2 | 0 | 0 | 0 | COPPER HOT LRP | HE2027 | |
| Uncontrolled Water | 11224 | CLOSED | 8/27/2020 11:30 | BUDG 207 UNIT 108 Alpha | Should have been all on the original MASTER W0R11215. Moved there, closed this one. Should have been all on the original MASTER W0R11215. Moved there, closed this one. Should have been all on the original MASTER W0R11215. Moved there, closed this one. Should have been all on the original MASTER W0R11215. | 108 | LABOR REPORT | 0.25 | 12.5 | 0 | 0 | 12.5 | 0 | 0 | 0 | COPPER HOT LRP | HE2027 | |
| Plumbing - Routine | 43405 | CLOSED | 4/7/2020 9:58 | BUDG 207 UNIT 118 Alpha | Report leak at bathroom sink in the laundry | 118 | LABOR REPORT | 3 | 175 | 0 | 0 | 27.38 | 0 | 0 | 0 | COPPER HOT LRP | HE2027 | |
| Uncontrolled Water | 4652 | CLOSED | 6/15/2020 7:23 | BUDG 208 UNIT 104 Alpha | MASTER - Leak in bathroom. Water all over the floor. | 104 | LABOR REPORT | 2 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE2028 | |
| Uncontrolled Water | 8653 | CLOSED | 4/14/2020 7:09 | BUDG 208 UNIT 207 Alpha | Replace door handle for 208/207. NODM/NODM/NODM/Follow-up to Work Order #8452. Leak in bathroom. Water all over the floor. | 207 | LABOR REPORT | 1 | 50 | 0 | 0 | 16.16 | 0 | 0 | 0 | COPPER HOT LRP | HE2028 | |
| Uncontrolled Water | 10683 | CLOSED | 8/29/2020 9:31 | BUDG 208 UNIT 301 Alpha | Call. Water leak in living room radiator | 301 | LABOR REPORT | 1 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE2028 | |
| Uncontrolled Water | 10927 | CLOSED | 5/13/2020 1:00 | BUDG 211 MISC. REPAIRS | Repair heat pipe in the hall on the first floor by unit 187. NODM/NODM/NODM/NODM | 187 | LABOR REPORT | 30 | 500 | 0 | 0 | 50.58 | 0 | 0 | 0 | COPPER HOT LRP | HE2028 | |
| Uncontrolled Water | 10828 | CLOSED | 7/16/2020 7:01 | BUDG 211 MISC. REPAIRS | leak in building 211 on the first floor hallway NODM/NODM/hot water supply line near unit 105 | 105 | LABOR REPORT | 7/16/2020 - CROSSRA. Checked up water on floor. Cut a hole under the sink, unable to locate leak. Removed medicine cabinet from wall and cut a hole and discovered the moisture meter was picking up a copper supply line. I went up stairs to 207 and there was no answer by door or phone, no emergency contact info. Sewa | 5.5 | 275 | 0 | 0 | 52.27 | 327.22 | 0 | 0 | COPPER HOT LRP | HE212 |
| Uncontrolled Water | 14797 | CLOSED | 10/7/2020 11:30 | BUDG 214 UNIT 501 Somerset | Pick up fans, and investigate hallway leak. NODM/NODM/NODM/Follow-up to Work Order #42765. (on-call kitchen sink backup) | 501 | LABOR REPORT | 1 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE211 | |
| Uncontrolled Water | 10841 | CLOSED | 4/21/2020 11:38 | BUDG 214 UNIT 305 Somerset | Leak in master bathroom ceiling in building 214 unit 305. | 305 | LABOR REPORT | 1 | 50 | 0 | 0 | 7.92 | 307.92 | 0 | 0 | COPPER HOT LRP | HE214 | |
| Uncontrolled Water | 14196 | CLOSED | 9/25/2020 7:45 | BUDG 214 MISC. REPAIRS | Uncontrolled Water Carpet in the hall between units 101 and 102 is soaking wet. to the point you can hear when you walk on it. I will call security right now because it is after your regular hours. | 101 | LABOR REPORT | 3 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE214 | |
| Uncontrolled Water | 15012 | CLOSED | 10/22/2020 11:13 | BUDG 214 UNIT 601 Somerset | On-call leak | 601 | LABOR REPORT | 10.0 | 574.75 | 0 | 0 | 6.64 | 581.59 | 0 | 0 | COPPER HOT LRP | HE214 | |
| Uncontrolled Water | 8601 | CLOSED | 4/17/2020 6:07 | BUDG 214 GARAGE | Leak in garage 09. 07 kitchen stack | 09 | LABOR REPORT | 5 | 250 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE214 | |
| Uncontrolled Water | 14197 | CLOSED | 9/25/2020 7:45 | BUDG 214 UNIT 102 Somerset | Call from security NODM/NODM/Water on floor outside of unit 102 | 102 | LABOR REPORT | 8/12/2020 - CROSSRA. Responded to call from security on floor outside of unit 102 NODM/NODM/checked unit found no moisture installed fan will follow up NODM/NODM/ hour travel time NODM/NODM/16/2020 - CROSSRA. Checked all unit by cutting holes in bathrooms cut hole in 1st floor outside the unit. seen water from | 41.75 | 2143.75 | 0 | 0 | 7.92 | 227.42 | 0 | 0 | COPPER HOT LRP | HE214 |
| Uncontrolled Water | 18441 | CLOSED | 9/28/2020 1:52 | BUDG 214 UNIT 501 Somerset | leak in building 211 unit 409 around kitchen ceiling possible coming from unit above. | 409 | LABOR REPORT | 4.5 | 250 | 0 | 0 | 7.92 | 227.42 | 0 | 0 | COPPER HOT LRP | HE216 | |
| Uncontrolled Water | 10927 | CLOSED | 5/13/2020 1:00 | BUDG 214 GARAGE | Main leak in garage is broken under concrete | 09 | LABOR REPORT | 6.5 | 412.1 | 0 | 0 | 412.1 | 0 | 0 | 0 | COPPER HOT LRP | HE216 | |
| Uncontrolled Water | 10118 | CLOSED | 6/8/2020 11:39 | BUDG 217 UNIT 300 Somerset | Get called for water intrusion in master bathroom ceiling. | 300 | LABOR REPORT | 6.5 | 325 | 0 | 0 | 7.92 | 132.92 | 0 | 0 | COPPER HOT LRP | HE217 | |
| Painting and Drywall Repair | 10119 | CLOSED | 10/21/2020 7:20 | BUDG 217 UNIT 300 Somerset | Fix on wall 217 by a fire intrusion in master bathroom ceiling. Follow-up to Work Order #81018. (Got called for water intrusion in master bathroom ceiling.) | 300 | LABOR REPORT | 2.5 | 125 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE217 | |
| Uncontrolled Water | 12181 | CLOSED | 7/28/2020 9:06 | BUDG 211 UNIT 404 Somerset | Called Martin. Leak 404 of WORK 11880/NODM/NODM/NODM/checked called again, said that water is coming into both bathrooms again this morning. Called Martin. He is going back to assess the issue. | 404 | LABOR REPORT | 6.5 | 325 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE217 | |
| Uncontrolled Water | 18037 | CLOSED | 12/22/2020 8:39 | BUDG 217 UNIT 100 Somerset | Leak in bath ceiling | 100 | LABOR REPORT | 4 | 200 | 0 | 0 | 21.95 | 221.95 | 0 | 0 | COPPER HOT LRP | HE217 | |
| Uncontrolled Water | 11068 | CLOSED | 7/12/2020 11:14 | BUDG 217 UNIT 604 Somerset | Bubbles of water in ceiling of kitchen. Roof leaking possibly? | 604 | LABOR REPORT | 4.75 | 237.5 | 0 | 0 | 11.91 | 241.2 | 0 | 0 | COPPER COLD LRP | HE217 | |
| Uncontrolled Water | 13120 | CLOSED | 12/1/2020 11:39 | BUDG 217 UNIT 100 Somerset | Leak in garage | 100 | LABOR REPORT | 4 | 200 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE217 | |
| Uncontrolled Water | 12995 | CLOSED | 8/14/2020 11:53 | BUDG 219 UNIT 104 Somerset | Water intrusion in master bathroom | 104 | LABOR REPORT | 3 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE219 | |
| Uncontrolled Water | 15148 | CLOSED | 11/12/2020 11:44 | BUDG 219 GARAGE | Called Martin. AR says that there is a leaking sewer in the garage rear space 20 | 20 | LABOR REPORT | 1 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE219 | |
| Uncontrolled Water | 18327 | CLOSED | 12/18/2020 11:34 | BUDG 220 UNIT 400 Somerset | Called Martin. resident reported small, unknown area coming from light fixture in bathroom. | 400 | LABOR REPORT | 1 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE219 | |
| Uncontrolled Water | 14624 | CLOSED | 9/29/2020 14:42 | BUDG 220 UNIT 601 Somerset | Leak from drain valve at heat register in living room. | 601 | LABOR REPORT | 2 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE220 | |
| Uncontrolled Water | 7071 | CLOSED | 4/28/2020 1:17 | BUDG 221 UNIT 110 Somerset | Called Jim. Water leaking dripping from ceiling in front of radiator | 110 | LABOR REPORT | 3 | 150 | 0 | 0 | 4.8 | 154.8 | 0 | 0 | COPPER HOT LRP | HE221 | |
| Uncontrolled Water | 1489 | CLOSED | 12/2/2020 7:47 | Building 221 Somerset 14300 E Marina Drive | Leak in Garage. poss coming from unit 109 | 109 | LABOR REPORT | 4 | 200 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE221 | |
| Painting and Drywall Repair | 7719 | CLOSED | 10/21/2020 11:44 | BUDG 221 UNIT 100 Somerset | Drywall patch in Master Bed closet. 16x16. NODM/NODM/NODM/Follow-up to Work Order #7486. (Leak in Garage. poss coming from unit 109) | 100 | LABOR REPORT | 3 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE221 | |
| Uncontrolled Water | 8605 | CLOSED | 7/12/2020 11:24 | BUDG 221 UNIT 204 Somerset | MASTER - Water leaking from ceiling into shower from unit above | 204 | LABOR REPORT | 10 | 500 | 0 | 0 | 7.92 | 370.2 | 0 | 0 | COPPER HOT LRP | HE221 | |
| Uncontrolled Water | 8228 | CLOSED | 9/25/2020 7:59 | BUDG 221 UNIT 406 Somerset | Master. security called 4/5. Leak in garage. Maintenance called | 406 | LABOR REPORT | 0.25 | 12.5 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE224 | |
| Uncontrolled Water | 8950 | CLOSED | 6/15/2020 7:25 | BUDG 221 UNIT 406 Somerset | MASTER - Water intrusion - 4 units flooded in building 221 NODM/NODM/308, 308A, 406. NODM/NODM/Warda Carmen in 406 called in re. 730-535-6486 | 406 | LABOR REPORT | 4 | 200 | 0 | 0 | 7.92 | 207.82 | 0 | 0 | COPPER HOT LRP | HE223 | |
| Painting and Drywall Repair | 9104 | CLOSED | 10/6/2020 14:47 | BUDG 221 UNIT 406 Somerset | Patch dry wall square 7x4 hole in ceiling. Follow-up to Work Order #8950. (MASTER - Water intrusion - 4 units flooded in building 221 NODM/NODM/308, 308A, 406. NODM/NODM/Warda Carmen in 406 called in re. 730-535-6486) | 406 | LABOR REPORT | 1 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE223 | |
| Uncontrolled Water | 10935 | CLOSED | 7/13/2020 11:36 | Building 221 Somerset 14300 E Marina Drive | 03 cold water stack valve defective | 109 | LABOR REPORT | 6 | 300 | 0 | 0 | 51.62 | 351.62 | 0 | 0 | DOMESTIC VALVES LRP | HE223 | |
| Uncontrolled Water | 11140 | CLOSED | 7/12/2020 11:55 | BUDG 221 UNIT 110 Somerset | Water in hallway | 110 | LABOR REPORT | 10 | 500 | 0 | 0 | 7.92 | 367.92 | 0 | 0 | COPPER HOT LRP | HE223 | |
| Uncontrolled Water | 8228 | CLOSED | 9/25/2020 7:59 | BUDG 221 UNIT 406 Somerset | MASTER - security called 4/5. Leak in garage. Maintenance called/NODM/NODM/Leaking San 1 in wall between 211 and 209 | 406 | LABOR REPORT | 5.5 | 275 | 0 | 0 | 266.91 | 0 | 0 | 0 | COPPER HOT LRP | HE224 | |
| Painting and Drywall Repair | 8189 | CLOSED | 8/20/2020 11:24 | BUDG 221 UNIT 200 Somerset | Patch hole in master bed closet. Drywall section saved and in place. Location is 1x1. NODM/NODM/NODM/Follow-up to Work Order #8228. (security called 4/5. Leak in garage. Maintenance called) | 200 | LABOR REPORT | 0.25 | 12.5 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE223 | |
| Painting and Drywall Repair | 8391 | CLOSED | 10/2/2020 11:26 | BUDG 221 UNIT 100 Somerset | Patch drywall section in master bed closet. Drywall section discarded. Drywall section - 12x20/NODM/NODM/Follow-up to Work Order #8391. (MASTER - Water leak in garage) | 100 | LABOR REPORT | 1 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE224 | |
| Uncontrolled Water | 18049 | CLOSED | 8/11/2020 11:39 | Building 224 Somerset 14001 E Marina Drive | 07 stack valve repair | 244 | LABOR REPORT | 5 | 250 | 0 | 0 | 82.88 | 332.88 | 0 | 0 | DOMESTIC VALVES LRP | HE224 | |
| Uncontrolled Water | 18051 | CLOSED | 6/15/2020 7:22 | BUDG 224 UNIT 404 Somerset | MASTER - Water leak in garage | 404 | LABOR REPORT | 2 | 100 | 0 | 0 | 7.92 | 307.92 | 0 | 0 | COPPER HOT LRP | HE224 | |
| Painting and Drywall Repair | 9490 | CLOSED | 10/9/2020 11:28 | BUDG 224 UNIT 404 Somerset | Drywall repair - Master Bath right next to toilet. 12x8 drywall section discarded. NODM/NODM/NODM/Follow-up to Work Order #7831. (MASTER - Water leak in garage) | 404 | LABOR REPORT | 6 | 300 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE224 | |
| Plumbing - Routine | 14904 | CLOSED | 8/11/2020 11:39 | Building 224 Somerset 14001 E Marina Drive | 07 stack valve repair | 244 | LABOR REPORT | 5 | 250 | 0 | 0 | 82.88 | 332.88 | 0 | 0 | DOMESTIC VALVES LRP | HE224 | |
| Uncontrolled Water | 18051 | CLOSED | 6/15/2020 7:22 | BUDG 224 UNIT 404 Somerset | MASTER - Water leak in garage | 404 | LABOR REPORT | 2 | 100 | 0 | 0 | 7.92 | 307.92 | 0 | 0 | COPPER HOT LRP | HE224 | |
| Painting and Drywall Repair | 10628 | CLOSED | 10/12/2020 14:33 | BUDG 231 UNIT 501 Sewelles | fix drywall hallway by entry door. hole size 12x12 | 501 | LABOR REPORT | 6 | 300 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE231 | |
| Plumbing - Routine | 14753 | CLOSED | 10/20/2020 9:36 | BUDG 231 UNIT 601 Sewelles | need to replace kitchen sanitary vent on leaking | 601 | LABOR REPORT | 6 | 300 | 0 | 0 | 6.64 | 56.64 | 0 | 0 | COPPER HOT LRP | HE231 | |
| Plumbing - Routine | 17055 | CLOSED | 11/12/2020 1:27 | BUDG 231 MISC. REPAIRS | need to install new shut-off valve on 03 stack on hot supply line | 03 | LABOR REPORT | 2 | 100 | 0 | 0 | 42.74 | 0 | 0 | 0 | COPPER HOT LRP | HE231 | |
| Plumbing - Routine | 7072 | CLOSED | 4/3/2020 6:33 | Building 231 Sewelles 13992 E Marina Dr | Building 231 Replace the 07 hot kitchen stack valve ASP-COX | 07 | LABOR REPORT | 6.5 | 325 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER HOT LRP | HE231 | |
| Uncontrolled Water | 15401 | CLOSED | 10/7/2020 11:56 | BUDG 232 A/B HANDELL | Cast iron drain leak in ceiling of garage by fire exhaustor vent | 232 | LABOR REPORT | 9 | 450 | 0 | 0 | 175.06 | 0 | 0 | 0 | COPPER HOT LRP | HE231 | |
| Uncontrolled Water | 37668 | CLOSED | 12/1/2020 11:01 | BUDG 233 UNIT 400 Sewelles | Called Carlos. Resident says that she has water seeping through the floor in her entry way | 400 | LABOR REPORT | 8.5 | 425 | 0 | 0 | 13.28 | 438.28 | 0 | 0 | COPPER HOT LRP | HE232 | |
| Plumbing - Routine | 14741 | CLOSED | 10/1/2020 11:08 | BUDG 233 UNIT 400 Sewelles | need to make repairs in 1/2 cold supply line, and tee for 06 stack | 400 | LABOR REPORT | 2.5 | 125 | 0 | 0 | 6.64 | 131.64 | 0 | 0 | COPPER HOT LRP | HE232 | |
| Uncontrolled Water | 9780 | CLOSED | 7/9/2020 11:01 | BUDG 233 UNIT 400 Sewelles | MASTER Leak under Bathroom sink and wet carpet | 400 | LABOR REPORT | 10 | 500 | 0 | 0 | 63.82 | 837.78 | 0 | 0 | COPPER COLD LRP | HE232 | |
| Painting and Drywall Repair | 8981 | CLOSED | 10/9/2020 11:23 | BUDG 233 UNIT 400 Sewelles | repair drywall on hallway bathroom by toilet and vanity needs to pull out please let maintenance know they can remove out for the repairs | 400 | LABOR REPORT | 31 | 1550 | 0 | 0 | 0 | 0 | 0 | 0 | COPPER COLD LRP | HE232 | |
| Plumbing - Routine | 8182 | CLOSED | 4/2/2020 11:39 | | | | | | | | | | | | | | | |