

WHAT'S HAPPENING AT RAYMIE JOHNSON ESTATES?

Dear Raymie Johnson Residents,

As we get closer to the start of renovations, we appreciate your patience and recognition that the finished work will make Raymie Johnson Estates a more welcoming, comfortable home for all residents.

Thank you!

IMPORTANT NOTE RE: 30-DAY CONSTRUCTION NOTICE

- If you have not completed your 30-day notice, please contact HOU to get your copy of the 30-Day Construction Notice.

 **We must receive a signed, dated 30-day notice from you as soon as possible.**

HAVE QUESTIONS?

- Non-renovation questions should go to Housing Opportunities Unlimited (HOU)
- Beginning August 11, Shatrya Al Aziz Muhammad will be on-site at Raymie to help direct your questions to the appropriate personnel:
 - 651-383-2590
 - salazizmuhammad@housingopportunities.com
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IN-PLACE RENOVATIONS

- You'll remain living in your home during renovation.
 - Our contractor, Frerichs Construction, has extensive experience with "in-place renovations," which will minimize disruptions.
 - Frerichs has the equipment and procedures to minimize dust and construction debris.

 **Highlights
from
Wednesday,
July 30
Meetings**

CONSTRUCTION PERSONNEL

- Jesse Bruhn, Project Superintendent at Frerichs Construction, will be on site starting August 11.
- Trained construction personnel can be recognized by their hard hats with a Raymie Johnson sticker and high visibility vests.
- Construction personnel will park on the street.

WATCH FOR THESE IMPORTANT COMMUNICATIONS

- Before the crew works on your home, you will receive two important notices from Jesse Bruhn, Project Superintendent at Frerichs: 1) a two-week notice and 2) a 48-hour notice.
- At these times, you will receive additional instructions on packing and choosing your paint accent color.

 **Communication is Key!**

This is a complex project. Even if you've discussed concerns about your personal items or pets previously, please mention them to Jesse during his visits.

- NOTE: In the event you are not home, the 48-hour Final Notice serves as our intent to enter your unit in your absence.



WHAT'S HAPPENING AT RAYMIE JOHNSON ESTATES?

7/30/25 Meeting Highlights

PACKING AND HANDLING PERSONAL ITEMS AND PETS

- You are responsible for packing smaller items.
 - Frerichs will supply boxes and packing materials.
 - To request materials before your two-week notice, please contact HOU.
 - To request packing assistance, please contact HOU.
 - Items that are on the floor of the closet should also be packed.
 - If you need extra temporary storage for packed items, contact HOU.
- Construction personnel will move packed-up items and furniture around in your units as construction takes place.
- Items that are mounted to the wall, such as TVs, will be temporarily removed then reinstalled when crews are done.
- Reminder regarding dumpsters:
 - Do not put any items in the construction materials dumpster. This dumpster is for Frerichs use only.
 - Your trash may be put in Waste Management dumpsters. Please see signs for allowed items.
- Pets may stay in your bedroom while crews are working elsewhere in the unit; if necessary, we will provide a pet carrier.
- You are welcome to stay in your unit during renovations, make use of the Community Room spaces, or access some of the area's amenities.
- Kitchens and bathrooms will be operable at the end of each renovation day.

WHAT WILL BE RENOVATED?

Please visit the Raymie website for the latest list:
www.washingtoncountycda.org/raymie-johnson



TOWNHOME QUESTIONS AND ANSWERS

- Basements do not need to be cleared out; however, please make the basement bathroom accessible to construction crews.
- Garages will not be renovated, so those can be utilized for storage as well.
- You will have access to your garage during the parking lot renovation, but it is not recommended to drive on the parking lot while it is unpaved.

TIMELINE DETAILS*

- August 11: Site work begins
 - Site work is "preliminary steps needed to get a site ready for building or remodeling"
- August 18: Townhome parking lot work begins
- September 8: First stack of apartments
 - Work will begin on the north side; see diagrams on page 8 of the presentation handout (please see the website or request a copy)
 - Units within each stack should take about 13 days to complete from start to finish.
 - See handout for day-by-day process (see the website or request a copy)
- September 23: Apartment common areas work begins
- September 25: Apartment parking lot work begins
- November 11: Work on townhomes begins
- December 1: Apartment window replacements begin

SCHEDULE NOTES

- Workdays are Mondays to Fridays, 7:00am to 3:30pm.
 - Crews will NOT enter your home until 8:00am.
 - The first hour is used to stage material and prep for the day.
- Crews will take short breaks for Thanksgiving (November 27), Christmas (December 25 and 26), and New Year's Day (January 1).

*Once again, this is a large, complex project. Dates and details are subject to change.