

WHAT'S HAPPENING AT RAYMIE JOHNSON ESTATES?

Weekly Update: September 12, 2025

> JUST COMPLETED OR NOW UNDERWAY

- Construction on the main entry continues.
 - Please use the side entrance for now.
- Select sidewalk panels the townhomes are being ripped up and replaced.
- Garage aprons are being redone.
 - Do not enter or exit the garage until work is completed.
- Canvas will be moving to Unit 208.
- Main entrance sidewalk and concrete work has been completed.
- Townhome sidewalks and garage apron concrete is done.

> NEXT WEEK

- Community Room patio concrete is being ripped up and replaced.

BE ON THE LOOKOUT

- The first stack of units has received their two-week construction notice.
 - Be on the lookout for a 48-hour notice.
 - Packing supplies and relocation assistance can be found in Unit 412 with HOU.
- The second stack of units is set to start on September 29.
 - Residents should be on the lookout for their two-week notices.

THREE-WEEK RENOVATION CALENDAR

All Details and Dates are Subject to Change

	M	T	W	Th	F
	15	16	17	18	19
SEPTEMBER	• Front apartment entry work continues this week • Townhome sidewalks and garage aprons	• Grading for townhome lot — No parking this day			• First lift of asphalt on townhome lot — No parking this day
Due to materials delays, apartment renovations have been delayed by two weeks. The new start date is 9/22.					
	22	23	24	25	26
SEPTEMBER	• Work begins: first apartment stack (14/16): Units 112, 114, 214, 216, 314, 316, 414, 416, 514, 516 • Grind and reclaim apartment lot — No parking during work hours	• Apartment common area work begins	• Final asphalt layer and striping townhome lot — no parking		
REMEMBER TO WATCH FOR THESE COMMUNICATIONS 1) Two-week notice. 2) 48-hour notice. If you are not home, the 48-hour Final Notice serves as our intent to enter your unit in your absence.					
	29	30	1	2	3
SEPTEMBER-OCTOBER	• Work begins: second apartment stack (10/12): Units 108, 110, 210, 212, 310, 312, 410, 412, 510, 512				

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PACKING AND HANDLING PERSONAL ITEMS AND PETS

- You are responsible for packing smaller items.
- Frerichs will supply boxes and packing materials.
- Contact HOU for:
 - Packing materials before your two-week notice.
 - Packing assistance.
 - Extra temporary storage for packed items.
- Pack items that are on the closet floor.
- Construction personnel will move packed-up items and furniture around in your units as construction takes place.
- Items that are wall-mounted, such as TVs, will be temporarily removed then reinstalled.
- Kitchens and bathrooms will be operable at the end of each renovation day.
- **Do not put any items in the Frerichs construction materials dumpster.**
 - 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.

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.
- You will have garage access during the parking lot renovation; do not drive on the parking lot while it is unpaved.

DAILY SCHEDULE

- Workdays are Mon. to Fri., 7:00am to 3:30pm.
- Crews will NOT enter your home until 8:00am.

APARTMENT RENOVATION PROCESS

- **Day 1** – Remove vanity and kitchen sink cabinet; replace waterlines, reinstall vanity and kitchen sink to be operable by end of workday.
- **Day 2 and 3** – Remove vanity and kitchen sink cabinet to finish drywall. Reinstall vanity and kitchen sink to be operable by end of workday. Replace light fixtures and the electrical panel.
- **Day 4** – Demo kitchen and bathroom cabinets entirely. Install new kitchen and bathroom cabinets and countertops.
- **Day 5** – Remove and replace kitchen and entry flooring with new LVT.
- **Day 6** – Remove and replace living room LVT. Install new tub surrounds.
- **Day 7** – Remove bathroom flooring and install new toilet. Remove and replace carpet throughout rest of the unit.
- **Day 8** – Replace toilet accessories, entry door and frame. Replace closet doors.
- **Day 9–11** – Paint throughout. Install new appliances.
- **Day 12 and 13** – Punchlist.

CONTACT AND TEMPORARY OFFICE INFO

Non-Renovation Questions

- Shatrya Al Aziz Muhammad, HOU
- 651-383-2590
 - salazizmuhammad@housingopportunities.com
 - Office: Apartment #412

Renovation Questions

- Jesse Bruhn, Project Superintendent,
Frerichs Construction
- Office: Community Room Kitchen

Shelter Corporation

- Office: Apartment #404

Canvas Health

- Office: Apartment #208

FIND CONSTRUCTION PHOTOS ONLINE!

See the Weekly Updates on the Timeline page.

