

WHAT'S HAPPENING AT RAYMIE JOHNSON ESTATES?

Weekly Update: October 3, 2025

- > COMPLETED WORK HIGHLIGHTS**
 - Apartment parking lot (phase 1) has been completed.
 - Residents can now park in the lot.
- > CONTINUING WORK HIGHLIGHTS**
 - First stack of unit renovations continues.
 - Second stack of unit renovations began.
- > LOOKING AHEAD**
 - Renovations on first stack of units will be finishing up.
 - Renovations on second stack of units continues.
 - Monday 10/6: Renovations on the third stack of units starts.
 - Residents should be on the lookout for 48-hour notices

(continued...)

- Residents in the fourth stack of units should be on the lookout for 2-week notices.
 - Office addition work continues.
 - Select townhomes will have electrical and mechanical items replaced.
- > NOTES AND REMINDERS**
 - Find packing supplies in HOU's office (#412).
 - Bottled drinking water is available for residents whose units are currently under construction.
 - As site work continues, please continue to use caution when entering and exiting the site.
 - To find your stack number, reach out to HOU or see reverse side of this flyer for the web link.
- > YOU'RE INVITED!**
 - Get away from the construction! Jane McCarthy with Canvas has open office time to discuss concerns or to just take a break.

THREE-WEEK RENOVATION CALENDAR

All Details and Dates are Subject to Change

	M	T	W	Th	F
	6	7	8	9	10
OCTOBER	Work begins: third apartment stack (19/18): Units 113, 115, 218, 219, 318, 319, 418, 419, 518, 519	Water service in the current stack under renovation may be temporarily unavailable during work hours for the first few days.			
	13	14	15	16	17
OCTOBER	Work begins: fourth apartment stack (17/15): Units 109, 215, 217, 315, 317, 415, 417, 515, 517	Asphalt for apartment parking lot installation			
	20	21	22	23	24
OCTOBER	Work begins: fifth apartment stack (13/11): Units 111, 211, 213, 311, 313, 411, 413, 511, 513	- 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.			

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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. 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.

FIND YOUR STACK NUMBER!

- Go to "Important Notes and Updates" on the Timeline webpage:
www.washingtoncountycda.org/raymie-johnson/raymie-johnson-pg2/

GENERAL APARTMENT RENOVATION STEPS

Refer to the notice posted on your door for your unit's specific sequence.

- Remove vanity and kitchen sink cabinet; replace waterlines, reinstall vanity and kitchen sink to be operable by end of workday.
- 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.
- Demo kitchen and bathroom cabinets entirely. Install new kitchen and bathroom cabinets and countertops.
- Remove and replace kitchen and entry flooring with new LVT.
- Remove and replace living room LVT. Install new tub surrounds.
- Remove bathroom flooring and install new toilet. Remove and replace carpet throughout rest of the unit.
- Replace toilet accessories, entry door and frame. Replace closet doors.
- Paint throughout. Install new appliances.
- Punchlist (identify any remaining work).

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 PHOTOS ONLINE!

See the Weekly Flyers
on the Timeline page.



**All dates and specific details are subject to change. Document date: Oct. 3, 2025*

*Find us online! Visit
www.washingtoncountycda.org/raymie-johnson*