

WHAT'S HAPPENING AT RAYMIE JOHNSON ESTATES?

Weekly Update: September 26, 2025

> HIGHLIGHTS OF WORK COMPLETED THIS WEEK

- The first layer of asphalt has been set in the townhome parking lot.
 - Residents can now park in the townhome lot.

> UPCOMING AND CONTINUING WORK

- Work on the first apartment stack has started and will continue through this week.
- The second stack work begins on Monday September 29.
 - Residents in the second stack should be on the lookout for a 48-Hour Notice.

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- Residents in the third stack should be on the lookout for a 2-Week Notice.
- Work continues on the apartment parking lots.
- Mechanical replacements for select townhomes continues.

> IMPORTANT REMINDERS

- Find packing supplies in HOU's office (#412).
- 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
	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	Water service in the current stack under renovation may be temporarily unavailable during work hours for the first few days.			
	6	7	8	9	10
OCTOBER	Work begins: third apartment stack (19/18): Units 113, 115, 218, 219, 318, 319, 418, 419, 518, 519	Looking for your stack number? Reach out to HOU or see reverse side of this flyer for a web link.			
	13	14	15	16	17
OCTOBER	Work begins: fourth apartment stack (17/15): Units 109, 215, 217, 315, 317, 415, 417, 515, 517	- 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/

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 Flyers
on the Timeline page.

