

WHAT'S HAPPENING AT RAYMIE JOHNSON ESTATES?

Weekly Update: October 31, 2025

> FINISHED WORK

- Second stack of units has been completed!
- Concrete work at townhomes has been completed
- Masonry repairs have been made on the apartment building

> CONTINUING WORK

- Third stack of units getting final touches
- Work continues in fourth and fifth stacks
- Work on sixth stack began this week
- The first layer of asphalt is being laid at the apartment parking lots
- Front entry and office addition continue to be under construction
- Drainage work continues near the townhomes

> LOOKING AHEAD

- Monday 11/03: Seventh stack starts
- Monday 11/10: Eighth stack starts
- Monday 11/17: Ninth stack starts
 - Look for 2-week notices
- Second layer of asphalt to be laid at apartment parking lot on 11/6
 - Look for temporary parking restrictions
- Siding repairs on select townhome garages
- Sidewalk pouring and repairs across the site

> 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.
- See more below

THREE-WEEK RENOVATION CALENDAR

All Details and Dates are Subject to Change

	M	T	W	Th	F
	3	4	5	6	7
NOVEMBER	• Work begins: seventh apartment stack (05/00): Units Stack 7: 100, 101, 200, 205, 305, 400, 405, 500, 505			Look for notices on temporary parking restrictions in the apartment lot	
	10	11	12	13	14
NOVEMBER	• Work begins: eighth apartment stack (09/07): Units 103, 105, 107, 207, 209, 307, 309, 407, 409, 507	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.			
	17	18	19	20	21
NOVEMBER	• Work begins: ninth apartment stack (08/06): Units 106, 206, 208, 306, 308, 406, 408, 506, 508	• Water service in the current stack under renovation may be temporarily unavailable during work hours for the first few days. • Looking for your stack number? Reach out to HOU or see reverse side of this flyer for a 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.			

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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

- 651-439-0858 (or) resident@sheltercorp.com

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. 31, 2025*

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