

WHAT'S HAPPENING AT RAYMIE JOHNSON ESTATES?

Weekly Update: November 14, 2025

- > **FINISHED WORK**
 - Fourth stack of units has been completed
 - Apartment parking lot work is completed
- > **CONTINUING WORK**
 - Fifth stack of units getting final touches
 - Work continues in sixth and seventh stacks
 - Work on eighth stack began this week
 - Front entry mail room, waiting area, and office space work continues
- > **LOOKING AHEAD**
 - Monday 11/17: Ninth stack starts
 - Be on the lookout for 48-hour notices!
 - Monday 11/24: Tenth (and final) stack starts
 - Week of 11/24: Crews will work Monday to Wednesday 7am to 5pm; no work on Thanksgiving or the Friday following
 - 30-day notices for townhome renovations will be sent
 - A temporary mailbox area is being set up

- > **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

- > **COMMUNITY RESOURCES**
The Washington County CDA maintains a resource list of local organizations that can help with specific needs.

Copies are available in the Canvas Health office or online:
www.washingtoncountycda.org/affordable-rentals/resident-resources/#resourcelist



THREE-WEEK RENOVATION CALENDAR

All Details and Dates are Subject to Change

	M	T	W	Th	F
	17	18	19	20	21
NOVEMBER	• Work begins: ninth apartment stack (08/06): Units 106, 206, 208, 306, 308, 406, 408, 506, 508	MORE NOTES • 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? Contact HOU or see reverse side of this flyer. 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. ◦ Canvas's temporary office will be moving to #201			
	24	25	26	27	28
NOVEMBER	• Work begins: tenth apartment stack (04/02): Units 102, 104, 202, 204, 302, 304, 402, 404, 502, 504 THANKSGIVING WEEK • Crews will work Monday to Wednesday 7am to 5pm; no work on Thanksgiving or the Friday following			Thanksgiving (no work)	Black Friday (no work)
	1	2	3	4	5
DECEMBER	Work begins to replace apartment sliding windows and AC units	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.			

View more details here: www.washingtoncountycda.org/raymie-johnson/raymie-johnson-pg2/

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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

- **Canvas's temporary office will be moving to #201**

FIND PHOTOS ONLINE!

See the Weekly Flyers
on the Timeline page.



**All dates and specific details are subject to change. Document date: Nov. 14, 2025*

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