

# Matters

## Hey, What's Going On?

Short Answer: **A lot.**

Mutual One is about to undertake a flurry of activity...here's a rundown: fire inspections, installation of Fire Avert system, painting of building exteriors, major tree & stump removals, concrete replacement, and wood repairs. Also, A-1 Plumbing will continue installation of sewer liners in buildings 42 through 70. Here's some details:

**Fire Inspections:** We will begin inspections September 27 and continue for the next several months. Here's the schedule for the next two months:

Mon	9/27	Buildings 1 & 2
Tues	9/28	Buildings 3 & 4
Wed	9/29	Buildings 5 & 6
Thur	9/30	Buildings 7 & 8
Mon	10/4	Buildings 9 & 10
Tues	10/5	Buildings 11 & 12
Wed	10/6	Buildings 13 & 14
Thur	10/7	Buildings 15 & 16
Mon	10/1	Columbus Day, no inspections
Tues	10/12	Buildings 17 & 18
Wed	10/13	Buildings 19 & 20
Thur	10/14	Buildings 21 & 22
Mon	10/18	Buildings 23 & 24
Tues	10/19	Buildings 25 & 26
Wed	10/20	Buildings 27 & 28
Thur	10/21	Buildings 29 & 30
Mon	10/25	Buildings 31 & 32
Tues	10/26	Buildings 33 & 34
Wed	10/27	Buildings 35 & 36
Fri	10/29	Buildings 37 & 38
Wed	11/3	Buildings 39 & 40
Thur	11/4	Building 41

Fire inspections are completed annually to ensure that our units are being well-maintained and fire-safe. Our inspector will acti-

vate your fire alarms, inspect your plumbing, and note any items that may need repair or maintenance.

The general condition of your unit will also be noted. Excessive clutter is a fire and safety hazard.

Mutual One requires all residents to carry HO-6 homeowner's (condominium) fire insurance and liability coverage. **Please have this information available. If you will not be home, please leave the insurance policy (or its declaration page) on your counter or coffee table** for easy review. If you have a storage area or cabinet on your porch or patio, please make certain it is unlocked and accessible.



*Unattended cooking is the #1 cause of home fires.*

**Fire Avert:** Mutual One is installing the *Fire Avert* system in all units. This device will automatically shut off burners and stoves should the fire alarm be activated. The device is small self-contained unit that connects to the electrical connection of the stove or range. Personnel from *Ace Handyman* service will be installing the units. Installation will take about 30 minutes.

Installations will begin the week of October 11, with Buildings 1-4. Other buildings will follow; it is anticipated that one building can be completed each day. Fire Avert will be posting three days before work begins in your building, so you will know the date they will be coming.

**You will need to remove all items from beneath your cooktop,** as the tech will have to crawl into to the cupboard to access the electrical connection. If you have a freestanding range you will need to remove items that may be inside or on top.

**October is Fire Prevention Month**

**Painting:** In January *Hutton Painting* will begin painting the outside of our buildings. Samples of the paint and a map designating the building colors have been posted on various carports throughout the Mutual. We will be using the four sampled building colors in each “wheel” and a contrasting Luna White for the stucco blocks.

Painting will begin with Building 1. It will take about one week to complete each building. So if you are in Building 10, you can assume that the painters will not be at your building until March. Rain and severe wind events may cause delays.

Building 15 will probably begin sometime in April and Building 21 not until June. The entire project will take about a year and a half as we have 70 buildings, 20 carports and 18 laundry rooms. Again, buildings will each be posted when the painting is scheduled to begin.

For now, folks in Buildings 1-4 should begin to clear away excess plants and foliage. Our landscapers will begin to more aggressively prune back plants from the building and overhang. Painters will need to have full access to the building. Some plants may suffer, but in the end our Buildings will be beautiful.

**Sewer Re-lining:** *A-1 Plumbing* is back on site and will be completing buildings 41 & 42 in the next week. It is anticipated that they will begin on Building 43 the first week of October. Generally it takes about one week for the work to be completed on each building. The plumbers will continue with this project through October and November, curtailing their work during the Thanksgiving holiday, and then resuming the first week of December. They will stop work between Christmas and New Year’s and then resume in 2022.

**Concrete and wood repairs:** Additionally throughout the mutual work will continue on various wood and concrete repairs. This includes some sidewalk replacement, leveling, patch work as needed.



Did you notice that a few of our carports have some odd stripes on them? Those are samples of our selected paint colors for the buildings. Each strip is numbered, these numbers correspond to the maps that are also attached to each site giving residents a preview of what the colors will look like.

**Landscaping:** In the next few weeks, *J & J Landscaping* will be removing three mature trees. One tree, located near Car Port 2, is leaning and poses a risk of falling. The tree and its stump will be removed.

Two Alder trees, in the green space by Buildings 34 & 35 will soon be removed. It is with heavy hearts that we need to take down these two trees. One is dead and the other is dying.

Residents may be assured that we will be installing new trees to replace these removed trees as soon as feasible.

Other landscaping issues include the removal of stumps and leveling of the green space and resodding the areas at the following locations: 9 H, 10 F, 11 G, 12 F, 13 G, 14 C, 19 G, 20 I, 22, 33 H, 34 C, 35 H, 37 G, 39 F, 42 D, 43 G, 46 C, 50 F, 53 G, 61 I, 64 E and 68 G.



The Alder trees in the greenspace bordered by 31, 34, & 35 must be removed; the pine tree behind carport 2 must also be removed.

All in all, quite a bit of contractor work will be underway. We appreciate your continued cooperation as we undertake and complete these various projects.