

## Maintenance Spotlight



Great productions never let a viewer see behind the scenes.

Not so at Georgetown, since our “backstage” maintenance crew - **Oscar, Adam, and Luis** - are constantly visible building fences, repairing underground sewer drainage lines, making repairs to overhead soffits, fascia, and gutters, and servicing the myriad of last-minute urgent needs with a smile.

The three, who’ve been helped by Dalton this summer before he sets off for his freshman year at Michigan Technological University, do more than keep the polish shining on one of the most desired residential addresses in the city. They’re also saving Georgetown co-owners a lot of money.

Before the patio fence replacement project began last April, Joy, our property manager, secured three project bids from outside contractors for teardown and rebuilding of co-owner patio fences. Those bids called for a per building cost of \$40,000 easily a \$1 million total cost to association savings account. The maintenance team stepped in and, on its normal wage scale and in addition to its weekly assignments, completed new fences for both Buildings 26 and 27 at a cost of \$30,000. The savings are well over double those of an outside vendor.

A sink hole in the parking lot adjoining Building 11 became a source of some concern last month as an underground drain lost a chunk of concrete and allowed dirt and gravel to enter the main drain with every rain event. As the sink hole grew and a verbal bid from a local plumbing firm came in at \$1,000 – excluding asphalt removal for a larger hole in which to reach the drain and replacement of soil and asphalt – the maintenance team stepped in with a jack hammer and the determination to get the job done right and cost-efficiently.

In just over two days, our team excavated the necessary 3- to 4-foot deep hole in which to work, rebuilt the storm catch basin, and refilled the top area above the drain with compacted gravel which provided Superior Asphalt an easy road patch. Cost to Georgetown: Just a little over two days labor, all at normal hourly wage and minimal cost for product.

Georgetown walkers may have noticed the deteriorating and mounting replacement cost of the retaining wall at the curve around Buildings 1 and 2. Bids for removal and disposal of the wall, along with the cost to excavate the ground and cut tree roots for replacement of a new wall were received at just under \$6,000. In recent days, co-owners may have seen our cost-efficient maintenance team finishing up its 3 to 4-day project replacing the wall with one of finished beauty.

Savings: Nearly \$4,000.

Working behind the scenes, our maintenance team continues to make us stars. Not only do these gifted craftsmen save us money, they also allow us to secure a reserve fund that is the envy of every other condominium association in West Michigan and likely of individual homeowners in our neighborhood, too.

Thanks to those reserve funds, and the efforts of our maintenance team, life at Georgetown stays secure – and beautiful. Thank you, guys!!



## IT’S A GARDEN PARTY.

*They don’t want their names to be known, they want their gifts to be true philanthropy to the community – anonymously given. Co-owners surely have noticed and been touched by the beautification of the grounds around the Georgetown sign at Abbington Drive. One of our residents (some may recognize her from the photo) and a group of her friends took it upon themselves and their own pocketbooks to favor us with this stunning display. Thank you, thank you!!!*

## CRIME PREVENTION AND SECURITY IN GEORGETOWN

The Georgetown Association Board is working diligently on property improvements designed to deter theft and vandalism. All Co-owners will soon be receiving a Security Survey, which will help determine community preferences. Please watch your mailbox closely for this delivery. Each completed survey, when returned to the Georgetown office, will be entered into a raffle drawing for a chance to win one of five \$20 gift cards. Your input is very important.

### Laundry Room Update:

Discussions regarding Georgetown Laundry Room use, and costs, have been a topic of board meeting discussions in the past several months. As of now, laundry room hours and fees will remain the same.

Also noted have been complaints about the use of the laundry rooms and occasional disregard for proper public laundry room etiquette. A recent user of the laundry room in Building 5 noticed heavy lint not being picked up, especially off the floor, and spilled laundry detergent on the machines.

The laundry rooms are cleaned once per week. Especially disappointing was the aforementioned incident, which occurred just one day after the scheduled cleaning.

Please be aware that Georgetown co-owners take pride in laundry services being provided as an amenity to all who reside here. As a quality of life issue, we should all ensure we show our best in every corner of our neighborhood.



### Dining at the Dumpster

*They call them “dump”-sters for a reason. Please be responsible for disposing of trash in the dumpsters properly. Be sure lids close tightly and, if dining at the dumpster, please throw your Styrofoam containers where they belong.*

*If the dumpster near your building is at full capacity, please seek out another dumpster.*

### **SPEEDING**

We are changing  
our approach

In an effort to better control traffic within Georgetown, the association board has approved installing two ‘traffic planters’ on Abbington Dr. on a trial basis. These planters are designed to slow traffic along Abbington’s long straight stretch of road.

Learn more in the ‘Letter from the President’ that should arrive in your mailbox, along with a ‘Security Survey’ within the next day or two.

Thanks!



**\*\*\*DUE TO EVER EVOLVING and UNKNOWN CIRCUMSTANCES BASED ON COVID-19, GEORGETOWN’S ANNUAL PICNIC WILL BE RESCHEDULED TO A LATER DATE.\*\*\***

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