

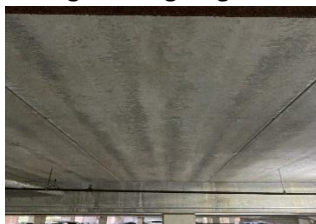


Spring officially arrives on Sunday. Judging from all the song coming from our trees and bushes, birds aren't waiting for an official announcement.

In Portland, there are seven hours more daylight in June than in December – Sunday's equinox means we're halfway there.

Drill! Baby! Drill!

A primary reason Sequoia's planter box took 2½ years to complete was water – leaking through the 30 yr old waterproof membrane at the base of the planter box and into the hollow cores of the concrete "planks" that serve as the floor of the box. With no way to drain, the water just collects there. The bottom side of these concrete planks are the ceiling of the garages.



The planter boxes are being rebuilt in order to replace these membranes that, after 30+ years, are no longer an effective waterproof barrier.

The concrete planks below this aging membrane have become water saturated - preventing adhesion of the waterproof coating required when rebuilding the planter.

This trapped water leads to the white pasty liquid that drips from the garage ceilings.

It also leads to degradation of the structural concrete itself, as well as the reinforcing steel within.

Our original maintenance plan was to drill holes and drain the water from underneath each planter box when that box was rebuilt – but that would mean the trapped water would sit in the Maplewood garage overheads another 6 years, in Oak Pointe another 10.

At the February HOA meeting, the Board approved a plan put forth by the Reserves committee – since we've got to drill & drain these hollow cores eventually, let's do it now to mitigate damage from any water trapped in these structural features. And the floors of the planter boxes will be that much drier when they come due for that rebuild.

Working in the garage, the vendor (Beltz) will drill two holes in each hollow core. After allowing most of the water to drain out on its own, compressed air will then be used to *forcefully* blow out any remaining water.

It will be messy. You do.. not..want..your..car parked under these work areas.

The side of the garage opposite the passenger elevator will be the affected side – many cars in that half of the garage will need to be moved for perhaps four days.

The plan is to complete the drilling in Sequoia first, then move up the hill finishing with Oak Pointe. Work will probably start in 2 weeks and take 4 weeks to complete.

Cars left in the affected parking spots will result in project delays, higher costs and possible damage to the vehicle. KL will publish the schedule for each building, listing the parking spots and dates they must be vacant.

Please stay tuned to emails, bulletin boards, KL portal, etc for more information.

Concerned about climate change? Wondering what you can do to make a difference? Attend the "Environmental Awareness" Zoom meeting Mar 27th sponsored by The Quintet Social Justice Group. Flyers in the mailrooms have more info.