

Americana Gardens HOA

UPDATED ~ 10/22/25

Construction Schedule for September thru December 2025

Cleaning and Recoating Roofs ~ PROJECT TO BE COMPLETED BY OCTOBER 24

It has been **10 Years since we replaced the roofs** here at AG. We have had very few leaks since then. Indicating for the most part the installation was successful and the roofs have held up well against harsh elements. To keep the coating barrier functioning as it should AND **to stay under warranty**, it is required that we have the roofs resealed **every 10 years**. Starting this year, this will be done in phases over four years in the order that the roofs were replaced from 2015-2018. This year's schedule for **Phase One** is as follows;

- **Building #2 ~ Beginning on 9/29 the project will take 3-5 days to complete.**
- **Building #5 ~ Beginning on 10/6 the project will take 3-5 days to complete.**
- **Building #8 ~ Beginning on 10/13 the project will take 7-10 days to complete.**

New Pool Decks and Entry Ways from Sunrise Way ~ RESCHEDULED TO EARLIER DATE

The **three pool decks** at Americana Gardens must be **resurfaced every 5 years**. We have managed to squeeze out another year of wear since they were completely redone in 2019. The pool decks will be resurfaced with the same knockdown pattern, only a slightly darker tone to help cover the high traffic areas. We also have the three front entry areas that are overdue for a new look with the **North entry** giving up its damaged tile and the **Main & South entries** receiving some upgraded curb appeal. The entry ways will be having a five-stone overlay design. **This project will take Two (2) Weeks. Phase One ~ OCTOBER 27 -31, 2025. Phase Two ~ NOVEMBER 3-7, 2025.**

Painting of the Balconies ~ RESCHEDULED TO LATER DATE

As many of our Residents have asked about the balconies, we can now tell everyone with absolute certainty that the **BALCONIES ARE NOW GOING TO BE PAINTED** a laser bronze color to match the rest of the wrought ironworks of the property!! Since 2019 when we started planning for the replacements of the many Fences, Gates & Rails in the community the plans for the balconies have evolved several times over. It's been a difficult line item on our Reserve Study with an ever-changing scope of work and cost considerations. The tentative start date will be **DECEMBER 1ST with an expected schedule of 3-4 weeks. IT IS POSSIBLE THAT THIS PROJECT COULD START ON NOVEMBER 17TH THEN BREAK FOR THANKSGIVING WEEK**

First Step Replacements ~ *PROJECT DELAYED UNTIL NOVEMBER*

There are several Condos where the landing step of the stairway leading to the second floor is in poor condition. If you see that the concrete step has deteriorated at the foot of your stairway then your Condo will be affected. **RC Welding** will do their best to schedule the timing of the new pour of cement at convenient times to minimize disruption. These base steps will be replaced by **RC Welding in NOVEMBER.**

Note: We have completed an inventory of concrete treads (stairs) that need to be replaced. The Association will be contracting to have approx. 108 misc. concrete treads replaced at several locations. Due to long lead time, this activity will begin in **JANUARY of 2026.**

North & South Trash Enclosures ~ *PROJECT ON HOLD DUE TO VENDOR SCHEDULE*

There are Eight (8) Trash Bin gates and Two (2) Pedestrian gates that need replacement. This project will **begin fabrication in October** with ultimate **installment to occur in December.**

Refinishing of Condo Front Entry Doors ~ *PROJECT HAS BEGUN AND IS ONGOING*

It's been a few years since we have had the **Condo Front Doors Refurbished** at Americana Gardens. We will be starting another program of having our Grounds Custodian working doors **on Thursday of each week.** As soon as we have a schedule worked out, we will let you know what your scheduled date will be approx. one week prior to that date. You will be expected to remove any items that you may have attached to your doors... If you want the edges of the door to be stained & finished it will be up to you to provide some open time for the doors. Otherwise, we will work together to get it done at a more convenient time. We expect to kick off this project's **activity on October 9th or 16th, 2025.**

As you can see there are **a lot of projects** to get into the schedule. There is much to be done and only two months left in this fiscal year's budget to get them completed. For those that may be wondering about the postponement of the painting of the buildings. That Project has been postponed indefinitely. There may well soon come a time when painting becomes a structural concern but as of now it is still mostly a cosmetic concern. So, we are going to continue to tackle those projects that require attention and do our best to produce a budget that is workable, feasible and that just makes good common sense. **Your assessment dollars are hard at work.** As stewards of that funding your Board of Directors is hard at work as well. If you have any questions or concerns, please **feel free to voice them to Management.** And as always you are encouraged to **attend a Board Meeting** (in person or via Zoom) for further information...

