

# Riverside Court Condominium Phase 1

## DBA VICTORIAN CONDOMINIUMS

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To All Victorian Condo Owners:

As President of the Victorian Condominium Association, I would like to inform you of the progress that has been made in our efforts to remedy the situation brought on by lawsuit filed against us in 2004 by Jefferson Parish Code Enforcement.

As you know, we were ordered to make major repairs to many structures that were deemed unsafe and dangerous. In a court hearing attended by our attorney, Mr. Tim Fondren, Or Manager, Ms. Gail Stant and myself, Judge George Giaccobe issued a ruling that gives us time to do our repairs. He gave us a schedule to follow, beginning with major repairs to Building 3, and repairs to all faulty staircases. His ruling reflected what he thought to be the most dangerous areas.

The attached is a list of some of the work that has been completed.

In addition to these projects, we have done major work on underground hot water lines and sewer pipes, including the main line in our entrance foyer at 6200 Riverside Drive, as well as some minor landscaping and an increase in property insurance. I am also happy to say that both swimming pools are now in great shape.

This work, done mostly with the funds from our 1<sup>st</sup> assessment, was completed under the guidance of our Chief Maintenance director, Paul Wilson and his make-shift staff at a cost of 30% less than a hired contractor would have charged.

We, as a board, will continue to work to complete all of the projects. We are ahead of Judge Giaccobe's schedule, and the Parish of Jefferson has commended us on our work and progress.

The 2<sup>nd</sup> part of the assessment is now due. There is still a lot of work to do and this payment is necessary for our work to continue. Please be assured that all of these funds will be spent carefully and wisely.

If we complete the work without using all the funds, I assure you that any excess monies will be returned to the owners in a onetime reduction in your monthly assessment.

In closing I would like to thank you, the owners, for your patience and cooperation through all of this. It is a goal of the Board to make Victorian a place you are happy and proud to come home to, a place where those of you who rent your units are not ashamed to show to potential renters and a place where your children can play and swim safely.

And, finally, if you have any complaints or compliments, whether it is regarding the Board of Directors, maintenance, the front office or anyone else, please direct them to me in writing at Unit 536.

Sincerely,



## **Victorian Condominiums**

### **Building # 1**

Demo and replace rotted wood and fascia. Repair some posts and re-bolt stair front of building.

### **Building # 13**

Demo and replace rot and fascia/repair post/ remake stair connections front of building.

### **Building #11**

Demo and rebuild front wall of laundry room, sheet rock and paint/repair stairs west end front of building.

### **Building # 16**

Demo rot and fascia/replace with new material. Jack slab at bottom of stairs/repair some posts.

### **Building # 11**

Demo and replace rear walkways rotted wood and fascia/repair some metal and post.

### **Building # 10**

Demo and replace rotted wood and fascia on rear of building. Cut stairs and remake riser height/reattach stairs/repair some posts.

### **Building #14**

Removed rotted wood and fascia/replace with new material (partial)

### **Building #3**

Demo rotted wood, fascia, soffit under 2<sup>nd</sup> floor walkway. Replace bad joists and panel board with treated material. Replace fascia with Hardee [plank (concrete board material)].

Demo overhead area of 2<sup>nd</sup> level walkway, removing soffit and rotted wood. Replace soffit with a T-111 sheet material. \* Added a structural beam to carry 3<sup>rd</sup> level over hang above 2<sup>nd</sup> level walkway. Trim ceiling on walkway 2<sup>nd</sup> level.

Cut stairways loose from 2<sup>nd</sup> level walkway adjust riser height and reattach. Repair railing on walkway repair/replace posts.

Demo semi-enclosed porches east and west end of building. Reframe damage to exterior walls due to water damage. Repair window damage to interior wall on east end of building. Re-sheet exterior walls on porches, recap large openings with galvanized metal pan.

**Building #3 continued**

Reframe roof of west end porch and reroof porch area. Repair leaking 4" pipe at west end of 3<sup>rd</sup> level. Remake skylight flashing and seal.

Demo all visible rot under rear porches. Bust 3<sup>rd</sup> level concrete slab reform and pour new slab.

Demo door boxes built into mansard roof on rear 3<sup>rd</sup> level porch and mansard roof at this level. Replace damaged framing in roof and door boxes, Replace door to rear of 620. Trim doors. Reinstall railing around porch.

Demo 3 window boxes. Rebuild and trim.

Demo 2 doors at laundry room/storage room and install new doors.

Repair dryer vents and exhaust fans for laundry. Install new louvered vent on laundry room wall.

Cut stairways loose; adjust riser height and remake stairway connection. Repair/reattach posts.

**Building #7**

Demo 2<sup>nd</sup> floor landings and replace rotten wood with treated material replace fascia with Hardee plank. Cut stairways loose (3) and reattach/repair posts.

**Building #8**

Demo walkway 2<sup>nd</sup> level. Replace rotten wood; apply Hardee plank fascia repair / some posts.