

GIL KAUFMAN
Cottage 9
The Moorings at Lewes

July 19, 2021

TO: All residents, The Moorings at Lewes

SUBJECT: REFURBISHMENT OF APARTMENTS AND COTTAGES

At the most recent Buildings & Properties Committee meeting on June 24th, we discussed the subject raised periodically by long-time residents of The Moorings at Lewes (formerly Cadbury at Lewes) of what is often referred to as “refurbishment” of apartments and cottages after they have been lived in for a number of years (more than ten for some of us now). I want to summarize that discussion for you.

It was observed that when we talk with residents about their concerns, we often find they are referring to degraded facilities, that is, situations where the original building structure or various elements within it have deteriorated significantly through no fault of the residents. This type of repair need not wait for any general refurbishment of facilities but should be pointed out to Andy Abele to obtain a schedule for their repair.

Facilities typical of those referred to as degraded and which should be called to Andy’s attention for repair include the following examples:

- Rotted floor beneath toilet in bathroom
- Degrading appearance of external doors and hardware
- Deterioration of doors and/or siding permitting critters to enter
- Deterioration of flooring that causes a concern for safety such as separation, loose transitions, cracks, raised areas.
- Countertop buckled/unglued
- Ceilings stained by water seepage from roof, sometimes causing buckling
- Original cabinetry broken/coming apart
- Porch screens have tears & holes permitting insects to enter
- Appliances broken or operating incorrectly.

There are, of course, other types of things that might be desired and are sometimes referred to as refurbishment. They are perhaps better described as “wear & tear” which occurs over long periods of habitation, like the following:

- Marred/discolored walls
- Carpets purchased by residents that are worn/buckled
- Degraded appearance of external doors and hardware
- Repainting of entire rooms for cosmetic reasons

Residents need to recognize that there is no contractual requirement for management to address these types of improvements, and The Moorings cannot assume the cost of cosmetic changes. However there is always the opportunity for residents to discuss their desires with Facilities Director Chuck Palmer (Chuck Two) to see what might be arranged in some kind of cost-sharing cooperative effort.

The Moorings is already in the process of determining a fair and equitable method for cost sharing of repainting apartments and cottages. Residents need to recognize that the repainting of rooms or the replacement of wall-to-wall carpet requires removal of all furniture from the room in question, and it is up to the resident to arrange to deal with that. These are not simple tasks to handle or to deal with during the interruption.

In the case where a few walls or corners have become marred or discolored, another option is for residents to ask for some touch up paint with which to do a bit of a job ourselves.

In the case of flooring, The Moorings will replace any carpets or flooring that present a safety issue if it cannot be repaired. As noted above, however, The Moorings can not assume the cost of cosmetic changes.

If you have any questions or feedback about any aspect of this, please let me know and I will be glad to act as communicator to the Buildings and Properties Committee. Or of course feel free to contact Chuck yourselves about any of this or any outstanding problems you have with the facilities.

Gil

cc: Chuck Palmer, Facilities Director; Lauri Weeks, Resident Services Director; Resident Members of the B&PC: Dean Hoover, Gil Kaufman, Punk Knight, Jim McCool, Adele Trout, Rich Woolley