

Willows of Potomac Community Association, Inc.

www.willowsopotomac.com

IMPORTANT NOTICE PLEASE READ CAREFULLY!

To: Willows Townhome Residents by mail
All Willows Homes by broadcast email
From: Sandra Ewing, Community Manager
Subject: Concrete Repair Project
Date: September 2022

As townhome residents were previously advised, the Board of Directors for the Willows of Potomac Community Association has contracted with O'Leary Asphalt to perform curb maintenance in October. All of the fire lanes (yellow curbs) in the townhome areas and the clubhouse parking lot will first be sandblasted to remove old stain and then restained to restore their appearance. This project will require the **COMPLETE COOPERATION** of all residents!

Work will take place from 7:30 a.m. until 5:00 p.m. each day. The work is scheduled as follows:

Location	Sandblasting Schedule	Restaining Schedule	Parking Requirements
Pellita Terrace Procera Drive	Monday, October 10 th – Friday, October 14 th	Monday, October 17 th	Do not park within 30 feet of any work area
Lambertina Lane Lambertina Place	Monday October 17 th – Friday, October 21 st	Monday, October 24 th	Do not park within 30 feet of any work area
Clubhouse Parking Lot	Monday October 17 th – Friday, October 21 st	Monday, October 24 th	Vehicular access will be restricted while work is in progress
Calabash Lane & Calabash Court	Monday October 24 th – Tuesday, October 25 th	Thursday, October 27 th	Do not park within 30 feet of any work area

PLEASE ALSO SEE ATTACHED PROJECT MAPS.

ALL YELLOW CURBS ARE INCLUDED IN THE SCOPE OF THIS PROJECT



Please be advised that RAIN on any day will cause the project to be delayed, so let's hope Mother Nature cooperates.

On the day work is scheduled for your area of the community, the contractor will make the determination, **based on the weather conditions and reports for that day**, as to whether the work can start as scheduled. If O'Leary makes the determination that the work **cannot** start as scheduled, work in that phase of the project will be completed on the RAIN DAY as noted on the schedule. Again, the decision about proceeding with work on a particular day due to weather will rest solely with the contractor, O'Leary Asphalt, not with the Association.

We wish to minimize the disruption to you and maximize the efficiency of the job, so please make plans accordingly!

- ▶ **Do not park your vehicle within THIRTY FEET (30') of any concrete that has been marked with paint. Any vehicle parked in a manner that will either put the vehicle at risk of damage or impede progress of the project will be relocated within the community by the Association's towing contractor. Relocated vehicles will not be returned to their original location.**
- ▶ **On any scheduled workday, VEHICLES MUST BE MOVED by 7:00 A.M.**

- ▶ **If you expect to be away during the work period(s), please make arrangements for your vehicle(s) to be moved and parked elsewhere.**
-



Barricades (or other roadblocks) will be erected in an area once work has begun. They will be taken down only after O'Leary Asphalt feels that conditions are favorable for you to walk or park in the area.

Please do not remove the barricades on your own. O'Leary will remove the barricades at the appropriate time.

During this time period, you must:

- **KEEP ALL VEHICLE, PEDESTRIAN, BICYCLE and PET TRAFFIC OFF OF THE NEWLY STAINED CURBS.**
- **While the sandblasting is in progress, you must not walk near the work area(s).**
- **The wet stain will be picked up on your shoes and tracked onto the sidewalks and into your homes. Stain is not easily removed from carpeting or flooring.**
- **Any homeowner/resident found to have removed the barricades and driven or walked onto the newly stained curbs before proper drying time has been established *will be charged for any repair needed to correct damage.***

NEITHER THE WILLOWS OF POTOMAC COMMUNITY ASSOCIATION, VANGUARD MANAGEMENT, NOR O'LEARY ASPHALT WILL TAKE RESPONSIBILITY FOR ANY TRACKING DUE TO WALKING AND/OR WALKING THROUGH WET STAIN.

We hope the above information covers all of the details for this project. The Board of Directors understands that this will be an inconvenience for you; however, the work is necessary and will improve the integrity and the aesthetics of the concrete in the Willows.

cc: O'Leary Asphalt
AW Landscapes
Potomac Disposal

***Thank You for Your Cooperation
While This Community Improvement Project is
In Progress!***

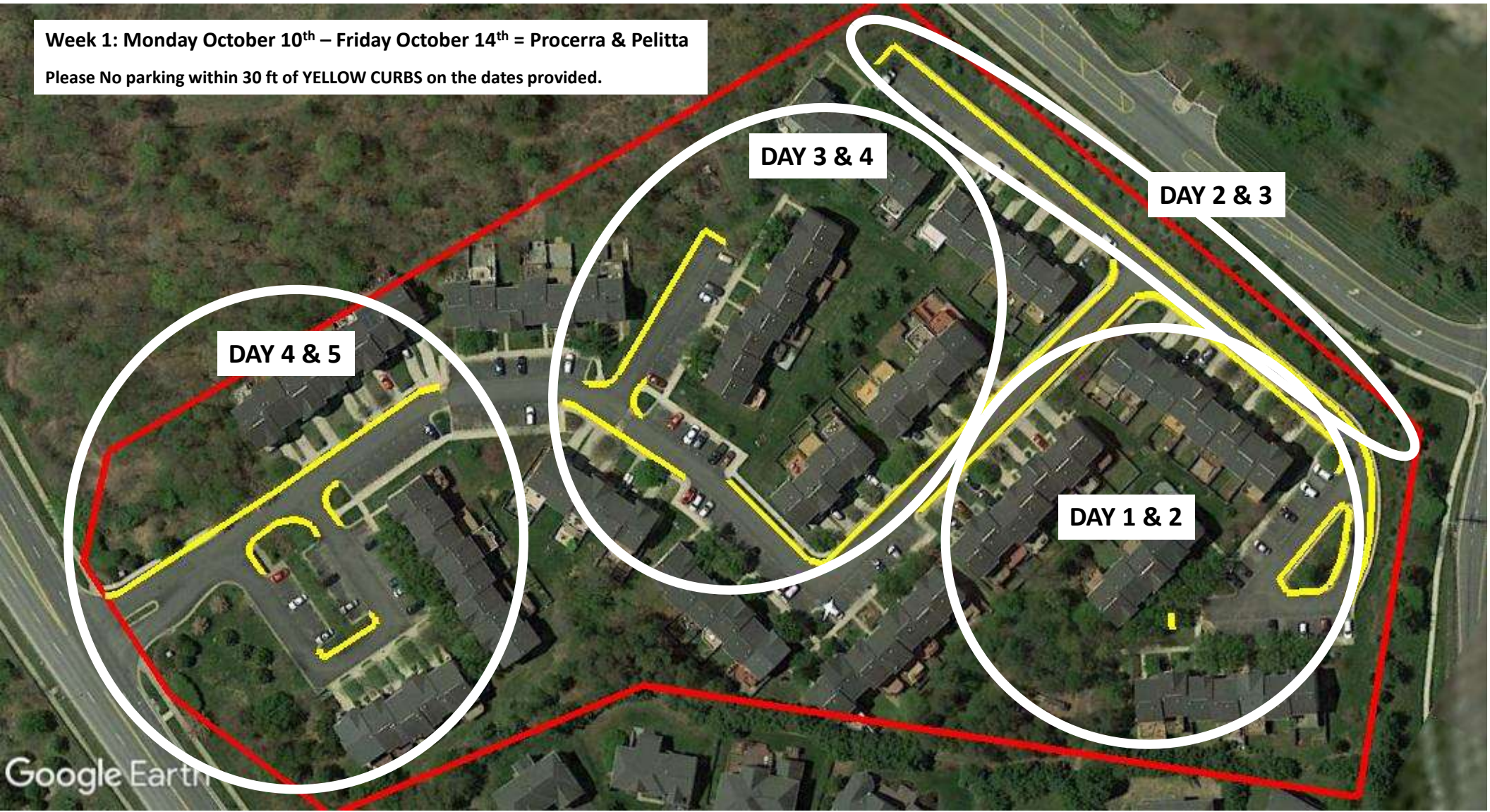
Week 1: Monday October 10th – Friday October 14th = Procerra & Pelitta
Please No parking within 30 ft of YELLOW CURBS on the dates provided.

DAY 4 & 5

DAY 3 & 4

DAY 2 & 3

DAY 1 & 2



Week 2: Monday October 17th – Friday October 21st= Lambertina & Clubhouse
Please No parking within 30 ft of YELLOW CURBS on the dates provided.

50 LF

DAY 1 & 2

360 LF

211 LF

DAY 3 & 4

DAY 4 & 5

Willows of Potomac Pool & Community Center



Google Earth

Week 3: Monday October 24th – Tuesday October 25th
Please No parking within 30 ft of YELLOW CURBS on the dates provided.

DAY 1

DAY 2

SB Superior Detail

Google Earth

