



37 A Mather Avenue Groton, CT 06340

P: (860) 445-6076 F: (860) 448-1721

To: All Branford Manor Residents

Date: December 23, 2022

MOISTURE REMEDIATION STATUS REPORT #5

Thank you to all of you who have been so cooperative in allowing us access to complete work in your apartments.

We are especially grateful to the families who have been asked to spend some time in hotels while remediation work and inspections take place.

We are pleased to report that there are now **just 3 families remaining in hotel rooms** and we hope to have them home as soon as possible.

- **HOU** continues to be on site, communicating with all of you who are having **remediation work** performed in your buildings.
 - **If you have any questions regarding the remediation program, please contact HOU at 413-355-6957.**
- **Our Construction team** continues with work even as the weather has turned colder. Both in apartments, but materially in crawl spaces under the buildings and on the site as well, improving drainage.
 - **85** apartments have been remediated, retested and restored to date.
 - We will be doing less remediation work in apartments over the holiday period, but will continue to address any maintenance requests we receive.
 - **51** apartments have received and had installed their **New 2-stage Bathroom Fans**
 - **356** apartments have had their bathroom exhaust ducts cleaned
 - **91** apartments have received and had installed their **New Air Conditioners.**
 - **Crawl spaces:**
 - Plumbing replacements in the crawlspaces under **263** of the 296 units has been completed
 - Vapor barriers are now being installed in the crawl spaces

Branford Manor does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its federally assisted programs and activities. A senior executive has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988). You may address your request for review or reconsideration to: Senior Vice President, Related Management Company, LP, 423 W. 55th St, 9th Fl. NY, NY 10019, (212) 319-1200, NY TTY 1-800-662-1220.

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- **Basements:**
 - **99** of the 146 basements have had their replacement plumbing completed
 - **20** of the 32 mechanical rooms have been built.
 - All 32 of the basement dehumidifier equipment sets have been received.
 - We will be replacing all the basement **windows** with new units.
 - The **basements will continue to be available ONLY for resident storage** as they do not meet the minimum requirements of the Connecticut State Building Code (CSBC) for use and occupancy other than storage.

- We want to continue to **thank the City and State Inspectors** for their very timely inspection of our work that allows us to proceed.

- **Service Requests for Maintenance:**
 - Thank you for all of you who continue to **call the management office at 860-445-6076** to advise us of any regular maintenance repairs needed in your apartments.
 - Keep letting us know how we can be of service!

- **Resident Services:**
 - Thank you to everyone who helped put together and participated in our **Holiday Event with Santa on 12/21**. Santa was in full holiday spirit, and gifts for the children created smiles that lit up the community room!
 - On 12/22 we held our Holiday **Door Decorating Contest** for Residents! **Prizes** for best in show included a TV and gift cards.

 - **Rainbow** has been rolling out numerous programs to supplement our prior offerings. Just in December they offered:
 - **Online workshops** for Microsoft Word, healthy eating, writing a resume, planning for parenthood and many others
 - **Their Senior Circle offered in person** “On the Move” classes, Brain teaser sessions, Bingo, Holiday Safety programs, and other sessions as well.

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- The Jewish Federation of Eastern CT provided **free Covid tests**, bags of sanitary products for women, household cleaning supplies, diapers and wipes earlier this month

- And more is coming in the new year:
 - Catholic Charities, Diocese of Norwich will be providing outreach for **SNAP** (food stamps) and benefits.
 - **Flu shots** and a Covid clinic will be hosted onsite in January. Ivelisse is working with the Health Education Center of Norwich.
 - We expect an **after-school program** to begin January 2023. This is in collaboration with the Health, Education and Safety program with the Groton Public Schools and Police Department.

Our Rainbow **Resident Services Coordinator**, Ivelisse Gonzales can be reached at branford@rscrainbow.org or at **860-445-6076** extension 2.

- Please continue join Mayor Keith Hedrick who has volunteered to provide a **reading program for our younger children** the third Wednesday of each month, 5-6:30 in our community room. Look for dates in our newsletter.

- Our **Computer Center with new Apple computers** is open in our community building. Just come in during office hours and take advantage of the free on line access.

Your Management Team

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