



37 A Mather Avenue Groton, CT 06340

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

To: All Branford Manor Residents

Date: February 8, 2023

MOISTURE REMEDIATION STATUS REPORT #7

We continue to make progress in our remediation work and will be moving into an accelerated phase in the next few weeks.

- We continue to have dozens of workers on site daily, across multiple trades:
 - **105** apartments have been remediated and retested.
 - **127 apartments have had new air conditioners installed.**
 - **Crawl spaces:**
 - Plumbing replacements have been completed under **97%** of our apartments with crawlspaces.
 - Vapor barriers have been installed in 49% of the crawl spaces.
 - **Basements:**
 - **100** of the basements have had their replacement plumbing completed.
 - **48 of the apartments with basements have had their windows replaced.**
- Despite our noted progress, **we will not complete the remediation of all apartments by February 29th as originally scheduled.** We will continue to apply the needed resources to finish as soon as possible.

Look out for:

- Starting later this month, Related Management staff will send out notices and perform their **annual inspection of all your apartments.** We will provide you with proper notice of the date of the inspection. Maintenance and repair needs will be noted and addressed.

Our crews are working daily to address the sources of moisture and remediate mold conditions. But we need your help to keep apartments free of excessive mold. The following is from the Tip Sheet on Mold that has been distributed to recent move ins and will be provided at future recertification meetings:

{S7483178} 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.

EQUAL HOUSING OPPORTUNITY



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Our goal is to maintain the highest quality living environment for our residents. It is important to work together to help achieve this goal and minimize the potential for conditions that could lead to the growth of naturally occurring mold.

You can help minimize mold growth in your apartment homes by taking the following actions:

- Open windows. Proper ventilation is essential. If it is not possible to open windows, run the fan in the apartment air-handling unit to circulate fresh air throughout your apartment.
- In damp or rainy weather conditions, keep windows and doors closed.
- If possible, maintain a temperature of between 50° and 80° Fahrenheit within your apartment at all times.
- If there is excess moisture and condensation in your apartment due to high humidity levels, open windows and run a fan or install an air conditioner to maintain acceptable moisture levels. If reasons prohibit using a fan or air conditioner, a dehumidifier will eliminate the moisture.
- Clean and dust your apartment on a regular basis as required by your lease. Regular vacuuming, mopping, and use of environmentally safe household cleaners are important to remove household dirt and debris contributing to mold growth.
- Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilets, windows, and patio doors using a common household disinfecting cleaner.
- On a regular basis, wipe down and dry areas where moisture sometimes accumulates, like countertops, windows, and windowsills.
- Use the pre-installed bathroom fan or alternative ventilation when bathing or showering, and allow the fan to run until all excess moisture has vented from the bathroom.
- Use the exhaust fans in your kitchen when cooking or while the dishwasher is running and allow the fan to run until all excess moisture has vented from the kitchen.
- Use care when watering houseplants. If spills occur, dry up excess water immediately.
- Ensure that your clothes dryer vent is operating properly, and clean the lint screen after every use.
- When washing clothes in warm or hot water, watch to make sure condensation does not build up within the washer and dryer closet; if condensation does accumulate, dry with a fan or towel.
- Thoroughly dry any spills or pet urine on carpeting.

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- Do not overfill closets or storage areas. Ventilation is important in these spaces.
- Do not allow damp or moist stacks of clothes or other cloth materials to lie in piles for an extended period of time.
- Immediately report to the management office any evidence of a water leak or excessive moisture in your apartment, storage room, garage, or any common area.
- Immediately report to the management office any evidence of mold growth that cannot be removed by simply applying a common household cleaner and wiping the area. Also report any area of mold that reappears despite regular cleaning.
- Immediately report to the management office any failure or malfunction with your heating, ventilation, air conditioning system, or laundry system. As your lease provides, do not block or cover any of the heating, ventilation or air-conditioning ducts in your apartment.
- Immediately report to the management office any inoperable windows or doors.
- Immediately report to the management office any musty odors you notice in your apartment.

We also remind you that the Mold/ Mildew Rider to your Branford Manor Lease requires that you promptly notify management of any conditions in your apartment that could create mold (like water leaks and excessive moisture), and any evidence of mold or mildew-like growth that cannot be removed by simply applying a common household cleaner. Early recognition of mold issues and proper intervention is the key to our joint effort to maintain a safe and comfortable environment in your apartments.

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

Our RMC on site team, led by Community Manager Shonda Harrison is available to address your apartment needs. Thank you to 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!

- Please welcome our new Branford Manor Maintenance Supervisor James Gatling who started with RMC on Monday February 6th.

Your Management Team

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