



37 A Mather Avenue Groton, CT 06340

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

To: All Branford Manor Residents

Date: February 28, 2023

MOISTURE REMEDIATION STATUS REPORT #8

We want to thank all of you for the cooperation we are receiving as we continue to complete our **annual inspections**.

- We have already inspected and addressed most of the noted repair needs in **122** of your apartments
- We anticipate completing the entire property review within a few more weeks.
- 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!

We continue to make progress in our remediation work. We continue to have dozens of workers on site daily:

- **Crawl spaces:**
 - Plumbing replacements and vapor barriers have all been completed under **nearly** all our apartments with crawl spaces, and insulation replaced in most. We expect to be fully complete with the crawl spaces by the end of March.
- **137 apartments have had new air conditioners installed.**
- **Basements:**
 - **100%** of the basements have had their replacement plumbing completed.
 - **107 of the apartments with basements have had their windows replaced.**

We will continue to apply the needed resources to finish as soon as possible.

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.

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.

{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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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 conditioner unit or your personal fan 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 an air conditioner to maintain acceptable moisture levels. If reasons prohibit using a fan or air conditioner, a dehumidifier will eliminate the moisture. Be sure to empty the moisture collection reservoir regularly or drain the dehumidifier to a sink or bathtub drain.
- 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 that can contribute to mold growth.
- Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilets, windows, and front and back 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.
- Thoroughly dry any spills or pet urine on carpeting and wooden and vinyl floors.
- 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, 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.

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- Immediately report to the management office any failure or malfunction with your heating, ventilation, or air conditioning system.
- As your lease provides, do not block or cover any of the heating radiators, ventilation or air-conditioning vents or 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 Gonzalez can be reached at branford@rscrainbow.org or at **860-445-6076** extension 2.

- We want to thank all of you who attended our **Financial Empowerment Event** last Thursday.
- Helpful information was provided by the following groups:
 - **Liberty Bank- Pam Days**-Luketich shared information on all their classes and programs for Building Credit, Home Buying, Identity Theft, Savings Programs, and Starting Your Own Business.
 - **Catholic Charities**- Keyla Santos shared information on their financial seminar classes, 3 classes in total that focus on Building Credit, Creating Budgets, Setting Goals, Dealing with Debt, and Understanding Credit Reports.
 - **Gateway Mortgage Services LLC**- Torri Satti shared information on Building Credit, Home Buying, and Getting Pre-Qualified.
 - **Rainbow**- Table with information on free webinars available to all residents on the resident portal. Webinars focus on Financial Literacy, Home buying, and many more.

Your Management Team

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